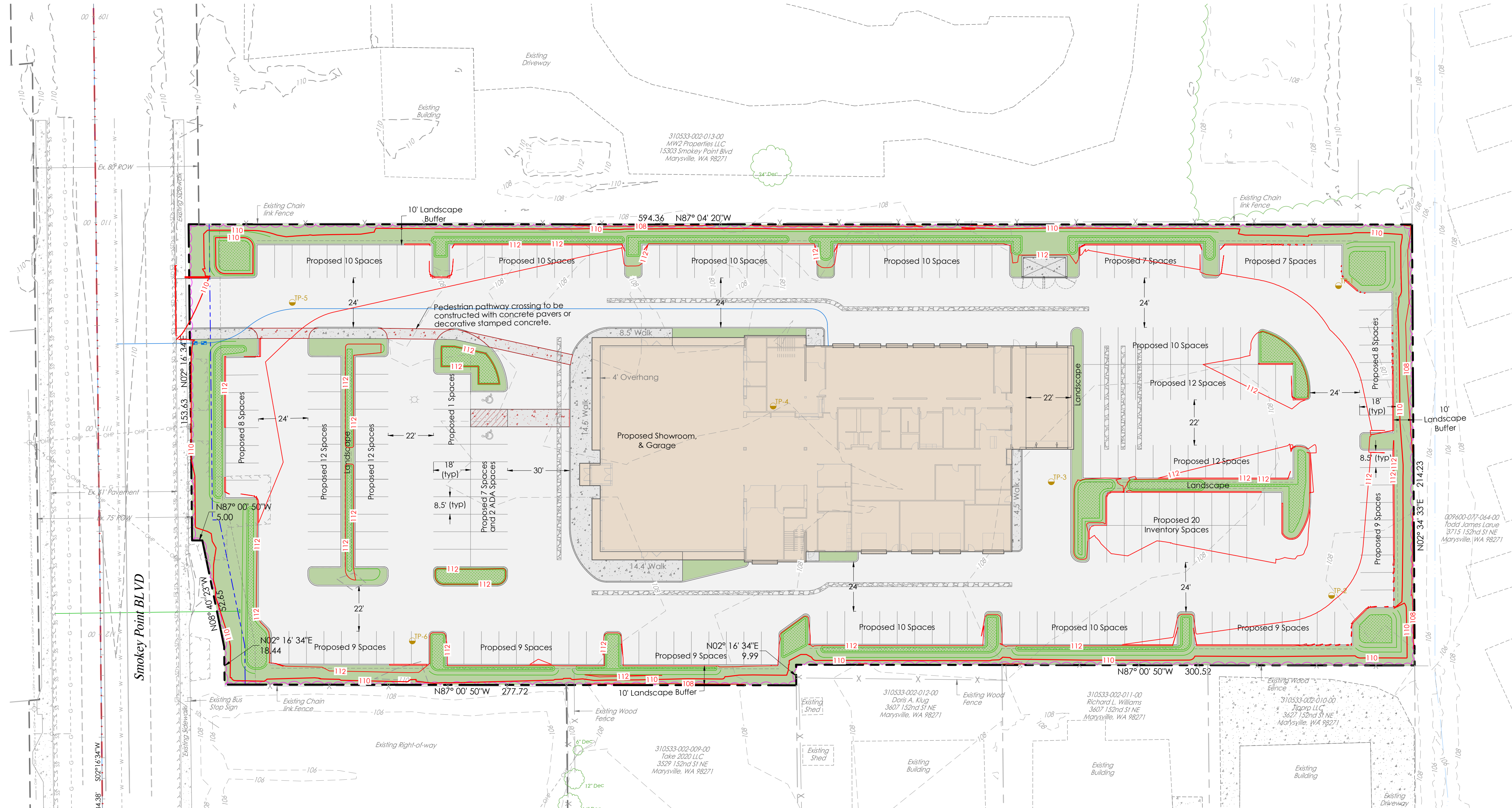


**LEGEND**

- PROJECT BOUNDARY
- EXIST R/W LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EDGE OF PAVEMENT, EXST
- CLEARING LIMIT
- EXIST POWERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- POWER POLE, EXIST
- REDI-ROCK WALL
- FENCE, EXIST
- "NO PARKING" FIRE LANE



CIVIL SITE PLAN

**LAND DISTURBING AREA**

Total Site Area	129,163 sf (2.97 ac)
<b>Impervious Area</b>	
Parking & Aisles	74,812 sf
Roof	22,931 sf
Sidewalk	3,016 sf
Decorative Concrete	930 sf
Trash/Recycling	196 sf
Total Impervious	101,885 sf (78.8%)
<b>Land Disturbing Activity</b>	
Conceptual Area of Disturbance	129,163 sf (3.17 ac)
<b>Site Grading (Finished Grading)</b>	
Cut	-cy
Fill	3,000 cy

**LANDSCAPE DATA**

Total Site Area	129,163 sf (2.97 ac)
<b>Landscaping Required</b>	19,348 sf (15% of Total Area)
<b>Landscaping Provided</b>	27,278 sf

**DEVELOPMENT STANDARDS**

Zoning	GC
Minimum Street Setback	None
Minimum Interior Setback	None
Maximum Base Height	35'
Maximum Impervious Surface	85%
<b>Landscape Setbacks:</b>	
Public Right-of-Way & Private Access	15'
Public Arterial Right-of-Way	15'

Sheet List Table

Sheet Number	Sheet Title
C1	Civil Site Plan
C2	Construction Notes
C3	Existing Conditions, Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections
C7	Site Cross Sections
C8	Paving Plan
C9	Stormwater Management Overview Plan
C10	Stormwater Management Details

**CONTACT PERSON**  
Land Technologies Inc.  
Mette Ash  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
mette@landtechway.com

**SITE ADDRESS**  
15223 Smokey Point Blvd  
Marysville, WA 98271

**ENGINEER**  
Land Technologies Inc.  
Tyler S. Foster, P.E.  
18820 3rd Ave NE  
Arlington, WA 98223  
360.652.9727  
tyler@landtechway.com

**APPLICANT/OWNER**  
Quality Auto Center  
15223 Smokey Point Blvd  
Marysville, WA 98271

**SURVEYOR**  
North Peak Associates LLC  
Steven C. Berg, PLS  
17212 Woodinville-Redmond Rd  
Woodinville, WA 98072  
206.601.4682

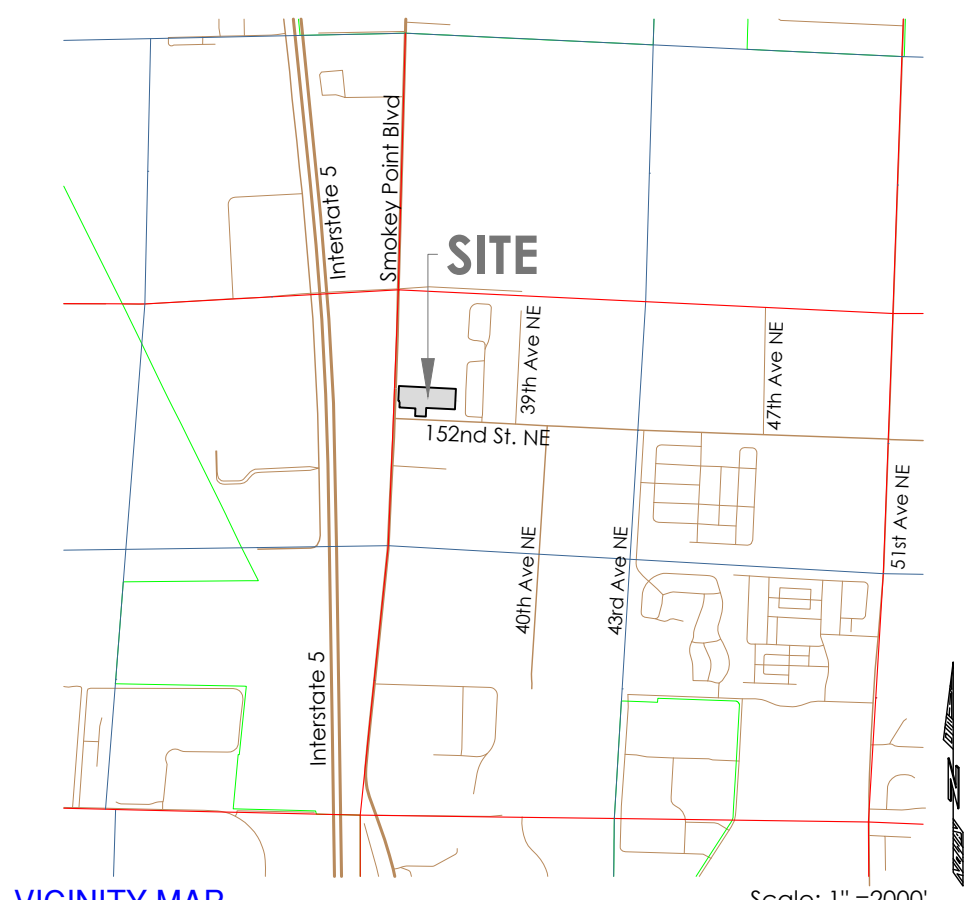
**CERTIFIED EROSION CONTROL SPECIALIST**

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO: WSW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF 202.

KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.020 & 22A.040.030.



**LEGAL DESCRIPTION**

PARCEL A:  
LOT 4 OF SHORT PLAT NO. SP-10215-82) RECORDED UNDER RECORDING NO. 821129093, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 9412080055.

PARCEL B:  
PARCEL B OF CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA20-008, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO.2021-3255002.

**DATUM & BENCHMARK**

DATUM:  
HORIZONTAL DATUM: NAD 83/2011  
VERTICAL DATUM: NAVD 88

BENCHMARK:

**SURVEYOR GENERAL NOTES**

- PRECISION OF CONTROL TRAVERSES IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 352-130-090.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- ALL DISTANCES ARE IN FEET.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 4, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.

**SUBSTRUCTURES**

BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

**TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER**

RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

**PROJECT INFORMATION**

Tax Parcel Numbers	310533-002-052-00 & 310533-002-053-00
Total Area	129,163.97
GPP Designation	GC (General Commercial)
Existing Zoning	Undeveloped
Existing Land Use	Undeveloped
Proposed Land Use	General Commercial

**LOCAL SERVICES**

Sewage Disposal:	City of Marysville
Water District:	City of Marysville
School District:	Marysville #25
Fire District:	City of Marysville
Post Office:	City of Marysville
Electric:	Snohomish County PUD
Phone:	Frontier
Cable:	Comcast
Gas:	PSE

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG  
1-800-424-5555

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

**Quality Auto Center Marysville**  
15223 Smokey Point Blvd, Marysville, WA 98271  
A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**CIVIL SITE PLAN**

PROJECT LEAD: Mette Ash  
CHECKED BY: Tyler Foster  
DRAWN BY: Mette Ash  
DATE: 02/11/2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Sheet Number: C1 of C10  
24x36  
PA 22

A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LEGEND section containing symbols and descriptions for Boundary Line, Design Right-of-Way Line, Existing Right-of-Way Line, Design Major Contour Line, etc., along with various symbols for Design Path, Design Water Line, Existing Water Line, etc.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

- 1. All limits of clearing and areas of vegetation preservation as prescribed on the plans shall be clearly flagged in the field and preserved during construction.
2. All required sedimentation and erosion control facilities must be constructed and in operation prior to any land clearing and/or other construction to ensure that sediment laden water does not enter the natural drainage system.
3. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions.
4. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only.
5. Any disturbed area which has been stripped of vegetation and from no further work is anticipated for the time period set forth by the SWPPP, must be immediately stabilized with mulching, grass planting, or other approved erosion control treatment applicable to the time of year of installation.
6. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease, and the owner/contractor will immediately commence restoration methods.
7. Stockpiles are to be located in safe areas adequately protected by temporary seeding and mulching. Hydroseeding is preferred.
8. Non-compliance with the requirements for erosion controls, water quality, and clearing limits may result in revocation of project permit, plan approval, and bond forfeitures.
9. All earth work shall be performed in accordance with City Standards.
10. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock or concrete retaining wall may be required.
11. The surface of all slopes shall be compacted. This may be accomplished by over-building the slopes, then cutting back to final grades; or by compacting each fill as the project is being constructed.
12. Upon completion of work, final reports must be submitted to the City in conformance with the current City adopted International Building Code.

MAINTENANCE OF SILTATION BARRIERS

- 1. Siltation barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Close attention shall be paid to the repair of damaged bales, ends and undercutting beneath bales. Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
2. Sediment deposits shall be removed after each rainfall. Sediment deposits must be removed when sediment level reaches approximately one-half the siltation barrier height.
3. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road.
4. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.
5. All hydroseeding firms shall have a printout of the application rate for each job readily available for inspection by the Construction Inspection Division of Community Development.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

- 1. The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material. Any drainage facilities required because of washing should be constructed according to specifications in the plan.
2. Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance.
3. The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area.
4. If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road.
5. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.
6. The City of Marysville Construction Inspection Division of Community Development shall be notified of potential hydroseeding prior to the commencement of same to ensure compliance with these specifications.

HYDROSEEDING GENERAL NOTES

- 1. Construction Acceptance: Will be subject to a well established ground cover that fulfills the requirements of the approved construction plans and City of Marysville Standards.
2. All disturbed areas such as retention facilities, roadway backstops, etc., shall be seeded with a perennial ground cover grass to minimize erosion.
3. Preparation of Surface: All areas to be seeded shall be prepared in a manner consistent with BMP TS.13 Post Construction Soil Quality and Depth in Chapter 5 of Volume V of the stormwater manual.
4. Immediately following final grading permanent vegetation shall be applied consistent with the design and maintenance standards for Temporary and Permanent Seeding in the City adopted Department of Ecology Stormwater Management Manual for Western Washington.
5. All hydroseeding firms shall have a printout of the application rate for each job readily available for inspection by the Construction Inspection Division of Community Development.
6. The City of Marysville Construction Inspection Division of Community Development shall be notified of potential hydroseeding prior to the commencement of same to ensure compliance with these specifications.

ROADWAY NOTES

- 1. Memorials shall be installed at all street intersections, at angle points, and points of curvature in each street.
2. Curb and gutter installation shall conform to City Standard Detail 3-514.
3. Sidewalks and driveways shall be installed as lots are built on.
4. The surrounding ground [5 feet beyond the base] for all power transformers, telephone/TV pedestals, and street light main disconnects shall be graded to a positive 2 percent slope from top of curb.
5. Signage and traffic control devices are safety items and shall be installed prior to issuance of any certificate of occupancy or plat approval.
6. Prior to any sign or striping installation or removal the Contractor shall contact the City sign specialist (425) 328-7954 to arrange for an on-site meeting to discuss placement and uniformity.
7. New or revised stop signs or yield signs shall be advance warned using the procedure outlined in the MUTCD. Advance warning signs and flags shall be maintained by installer for 30 days and then removed.

CHANNELIZATION & SIGNING

Approved permanent traffic control signs and markings within the public Right-of-Way (ROW) shall be installed by City forces. The developer shall pay for installation of all devices. The inspector shall notify the Department of Public Works (DPW) Traffic Operations when the project is ready for channelization and signing.

During project construction, the contractor shall provide and maintain all temporary construction signs, traffic control signs, delineators and temporary markings as required. All signs, traffic control signs, delineators and temporary markings shall be according to the current Manual of Uniform Traffic Control Devices (MUTCD).

Access by emergency vehicles shall be maintained at all times during construction.

After work within the traveled roadway is completed at the end of each day, the road shall be clear of debris and equipment and completely open to traffic (unless otherwise approved by the DPW of the City). Lighted barricades or barrels shall delineate all areas within the roadway affected by construction (i.e., edge of pavement, new curb edges not illuminated by street lights).

A ROW use permit is required from the DPW for any lane/road closure within the City ROW. Contact DPW at least 15 days prior to construction activity within the public ROW. City does not have jurisdiction on state routes, roadways within incorporated cities, private roads, or private property. For any activity encroaching on such property, the applicant shall obtain permission from the appropriate authority.

WET WEATHER GRADING NOTES

Grading from October 1 to March 31st is not permitted without specific approval. If permitted, soil may be exposed for not more than two (2) days, if wet weather grading has been permitted by city. From May 1 to September 30, soil shall not be exposed for more than seven (7) days. Ground cover BMPs shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMPs approved by the City.

STORMWATER NOTES

- 1. During construction, all existing and newly installed drainage structures shall be protected from sediments.
2. All storm manholes shall conform to City Standard Detail No.4-080-009.
3. Manhole ring and cover shall conform to City Standard Detail 4-080-009 and 4-080-015 thru 4-080-024.
4. Catch basins shall conform to City Standard Detail No.4-080-007 and 4-080-008 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
5. Catch basins Type II shall conform to City Standard Detail No. 4-080-009 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
6. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.4-080-022.
7. All catch basins and manholes located outside of paved areas, shall be placed in a six foot square by four inch thick concrete pad.
8. All catch basins and manholes shall have locking lids.
9. Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates to grade just prior to curb installation and/or paving.
10. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and-003.
11. Trench backfill of new utilities and stormwater drainage system features shall be compacted to 95% maximum density.
12. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
13. After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test in accordance with Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.
14. All temporary sedimentation and erosion control measures, and protective measures for critical areas, preserved native vegetation and significant trees shall be installed prior to initiating any construction activities.
15. Stormwater facilities with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall require a powder or vinyl coated chain link perimeter fence per standard plans 3-501-007 and -008.
16. Prior to sidewalk construction, lot drainage systems, stub-outs, and any behind sidewalk drains must be installed as required.
17. Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the developer prior to; City of Marysville final acceptance of the project and; upon commencement and completion of the 2-year warranty period for the storm drainage system.
18. Unless otherwise noted, all storm sewer pipe shall be: (CP) non-reinforced concrete, ASTM C-14; (RCP) reinforced concrete for concrete pipe diameters 24" or greater, ASTM C-76; or (CMP) corrugated metal, CMP to be galvanized steel with concrete I asphalt coating or better, or corrugated aluminum or AASHTO M27-47D aluminum steel.
19. Corrugated Polyethylene Pipe (CPP):
A. All pipe shall be smooth interior. CPP shall be double-walled.
B. Upon request by the City inspector, all pipe runs shall pass the low pressure air test requirements of Section 7-04.3(1) E & F of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.
C. Upon request by the City inspector, pipe shall be subject to mandrel testing (mandrel size = 90% of nominal pipe diameter).
D. Pipe shall be stored on site in shipping bunks on a flat level surface.
E. Minimum depth of cover shall be 2 feet.
F. Couplings shall be integral bell and spigot or double bell separate couplings.
G. Backfill shall comply with Section 7-08.3(3) of the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction modified as follows:
The second paragraph of Section 7-08.3(3) is deleted and replaced with the following:
The material used for backfilling around and to a point 1 foot above the top of the pipe shall be clean earth or sand, free from clay. Any gravel or stones included in the backfill shall pass through a 1/2 inch sieve.
20. All non-perforated metal pipe shall have neoprene gaskets at the joints.
21. Culvert ends shall be beveled to match side slopes.
22. All field cut culvert pipe shall be treated as required in the Standard Specifications or General Special Provisions.
23. All pipe shall be placed on stable earth.
24. All landscaped and lawn areas, except areas within the dipline of preserved trees, shall be amended per BMP TS.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual.

INFILTRATION FACILITY NOTES

- 1. Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designed.
2. The geotechnical engineer will prescribe corrective action for soil that does not meet the design specification, soil that has been over compacted or for soil that has been contaminated by turbidity.
3. Performance testing and verification for a facility shall be conducted before final construction approval by the City, or prior to construction of other project improvements or recording of a subdivision as required by MMC 14.5.15.120. The contractor shall be responsible for making corrections to ensure the stormwater system functions as designed.

STAND PIPE AND SEDIMENT POND MAINTENANCE

- 1. The embankment of the basin should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment.
2. The siltation basin should be checked for sediment cleanup after each rainfall which produces runoff.

BIOFILTER SWALE PLANTING NOTES

Final engineering approval is contingent on swale inspection by the City of Marysville Construction Inspection Division of Community Development. Inspection must be requested by calling the City of Marysville Construction Inspection Division of Community Development at 360.363.8100 at least 24 hours prior to inspection date.

Table with columns: Recommended Seed Mix for Bioswales, Tall or meadow tussock, Seedling/Creeping biomass, Redtop biomass. Rows list species like Festuca arundinacea, Agrostis polystris, Agrostis alba, and their Percent Purity and Percent Germination.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT section containing text for review acknowledgment and a table for date and name.

SEWER SYSTEM NOTES

- 1. Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines.
2. No side sewers shall be connected to any house or building until all manholes are adjusted to the finished grade of the completed asphalt roadway.
3. After all other utilities are installed and prior to asphalt work, all sanitary pipes shall pass a low pressure air test in accordance with Section 7-17 of the "Standard Specifications".
4. For commercial developments in which sources of grease and/or oils may be introduced to the City sanitary sewer system, a City approved grease interceptor shall be installed downstream from the source.
5. The City of Marysville Community Development Department shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main.
6. The Contractor shall be fully responsible for the location and protection of all existing utilities.
7. Gravity sewer main with 1/2" of cover shall be D.I.P., Class 52, 5'-18" of cover shall be PVC, ASTM D 3034 SDR 35, or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477.
8. Precast manholes shall meet the requirements of ASTM C 478.
9. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints.
10. All sewer mains shall be field staked for grade and alignment prior to construction by a licensed engineer or surveying firm.
11. All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished bedding.
12. Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub.
13. Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities.
14. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.
15. Pipe bedding shall be in accordance with WSDOT Standard Plan 8-18c, Class F.
16. A 6-foot square X 4-inch thick concrete pad shall be installed around all SSMH'S and a 3-foot square X 4-inch thick concrete pad shall be installed around all cleanouts that are not in a pavement area.
17. All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications.
18. Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works.
19. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections.

WATER SYSTEM NOTES

- 1. Biological test samples will be taken by the City (or FMWC, VW or TCW when served by that purveyor) and paid for by the contractor.
2. Water mains shall have a minimum cover of 36 inches in improved right-of-way and a minimum of 48 inches in unimproved right-of-way and easements.
3. Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications, Class 52 with tyton or approved equal joints.
4. Connections to existing water mains shall typically be wet taps through a tapping "tee" and tapping valve and shall be made by a City approved contractor.
5. All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with City Standards.
6. Fire hydrants shall be installed in accordance with City Standard Detail 2-060-001 and as directed by the City of Marysville Fire Code Official.
7. Valve marker posts shall be installed where valve boxes are hidden from view or in unimproved areas.
8. Resilient seated wedge gate valves shall be used for 10-inch mains and smaller.
9. Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
10. Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
11. Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement.
12. Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 3-703-002 and -003.
13. All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City conforming to City Standard Details 2-153-001.
14. Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.

ARCHAEOLOGICAL RESOURCES NOTE

If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned parties should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately.

CONTRACTOR NOTE:

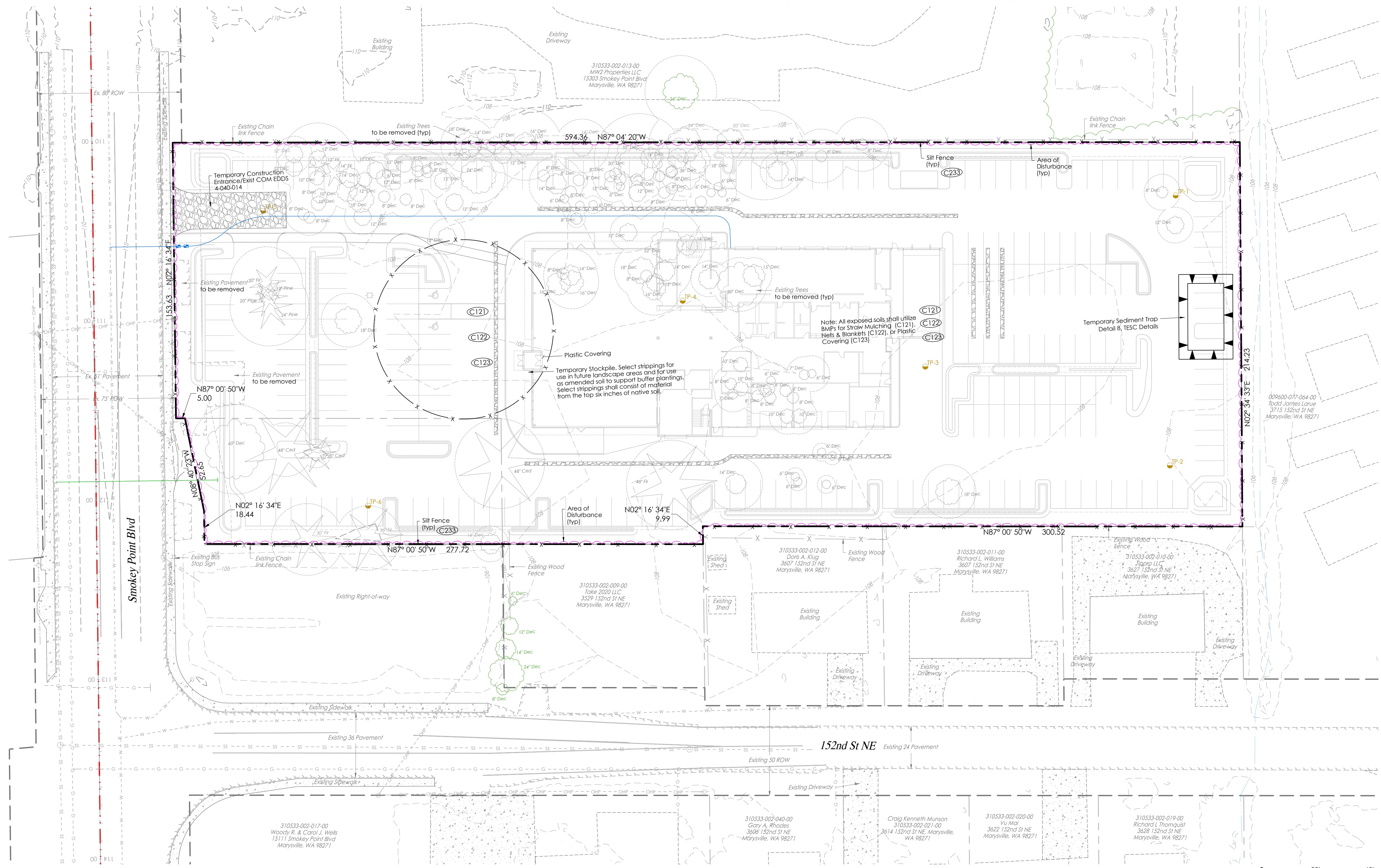
It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

LAND TECHNOLOGIES logo, contact information (18820 Third Avenue, N.E., Arlington, WA 98223), project lead and checker names (Alicia Meyer, Tyler Foster), date (02/11/2022), sheet number (C2 of C10), and project location (A PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.).

2/11/2022 2:34 PM

Z:\Amass\Allen-Q Auto Center Marysville\Sheets\C3 Existing Conditions, Clearing & TESC Plan.dwg



EXISTING CONDITIONS, CLEARING & TESC PLAN

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE**

- The temporary construction entrance should be cleared of all vegetation, roots, and other objectionable material. Any drainage facilities required because of washing should be constructed according to specifications in the plan. If wash racks are used, they should be installed according to manufacturers specifications.
- Gravel shall be crushed ballast rock, 8" to 12" in depth and installed to the specified dimensions at the entrance.
- The gravel ballast rock shall be 4" to 8" in diameter and placed across the full width of the vehicular ingress and egress area. The length of entrance shall be a minimum of 100 feet.
- If conditions on the site are such that most of the mud is not removed from vehicle tires by contact with the gravel, then the tires must be washed before vehicles enter onto a public road. Wash water must be carried away from entrance to a settling area to remove sediment. A wash rack may also be used to make washing more convenient and effective.
- The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 2" stone, as conditions demand, and repair and/or clean out any structures used to trap sediment. All materials spilled, dropped, washed or tracked from vehicles onto roadway or into storm drains must be removed immediately.

**WET WEATHER GRADING NOTES**

Grading from October 1 to March 31st is not permitted without specific approval. If permitted, soil may be exposed for not more than two (2) days, if wet weather grading has been permitted by city. From May 1 to September 30, soil shall not be exposed for more than seven (7) days. Ground cover BMPs shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMPs approved by the City.

**BMP's (to be applied as appropriate)**

- C101 Preserving Natural Vegetation
- C102 Buffer Zones
- C105 Stabilized Construction Entrance
- C107 Stabilized Parking Area
- C120 Temporary & Permanent Seeding
- C121 Mulching
- C123 Plastic Covering
- C140 Dust Control
- C150 Materials on Hand
- C151 Concrete Handling
- C152 Sawcutting and Surface Pollution Prevention
- C153 Material Delivery, Storage and Containment
- C160 Certified Erosion & Sediment Control Lead
- C162 Scheduling
- C200 Interceptor Dike and Swale
- C206 Level Spreader
- C207 Check Dam
- C208 Triangular Silt Dike
- C209 Outlet Protection
- C220 Storm Drain Inlet Protection
- C233 Silt Fence
- C234 Vegetated Strip
- C235 Straw Wattles
- C240 Sediment Trap

**CONSTRUCTION SWPPP**

The 13 elements that are part of a Construction SWPPP are as follows:

- Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
- Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
- Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
- Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
- Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
- Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
- Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
- Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
- Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
- Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
- Maintain BMPs: The plan shall provide for inspection and maintenance of the planned and installed construction BMPs as well as their removal at the end of the project.
- Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
- Protect on-Site stormwater management BMPs for runoff from roofs and other hard surfaces. On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction.

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER  
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 360-652-9727

PROJECT LEAD: *Alexie*  
 CHECKED BY: *Tyler*  
 DRAWN BY: *Megan*  
 DATE: *02/11/2022*  
 REVISION 1: *-*  
 REVISION 2: *-*  
 REVISION 3: *-*  
 REVISION 4: *-*  
 AS-BUILT: *-*

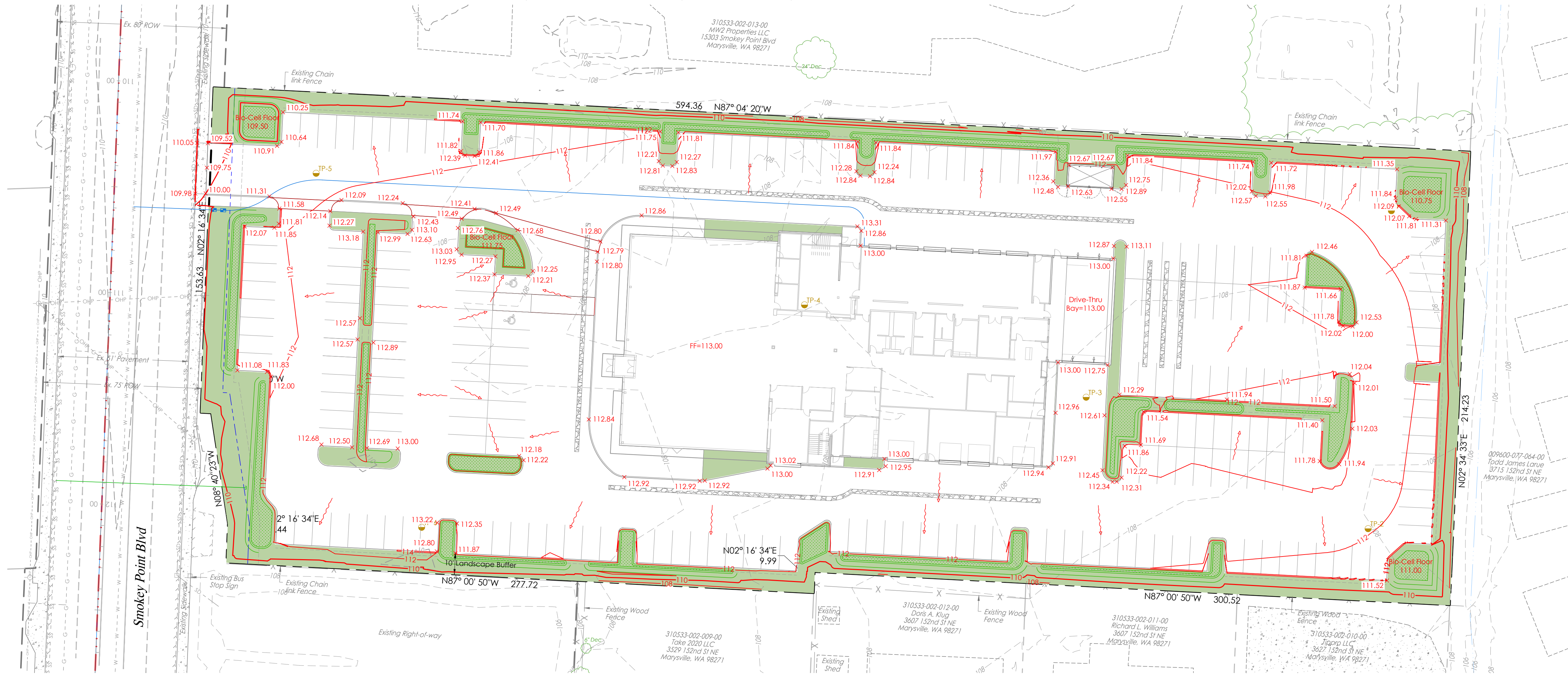
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EXISTING CONDITIONS, CLEARING & TESC PLAN

SHEET  
 C3 of C10  
 24x36  
 PA 22

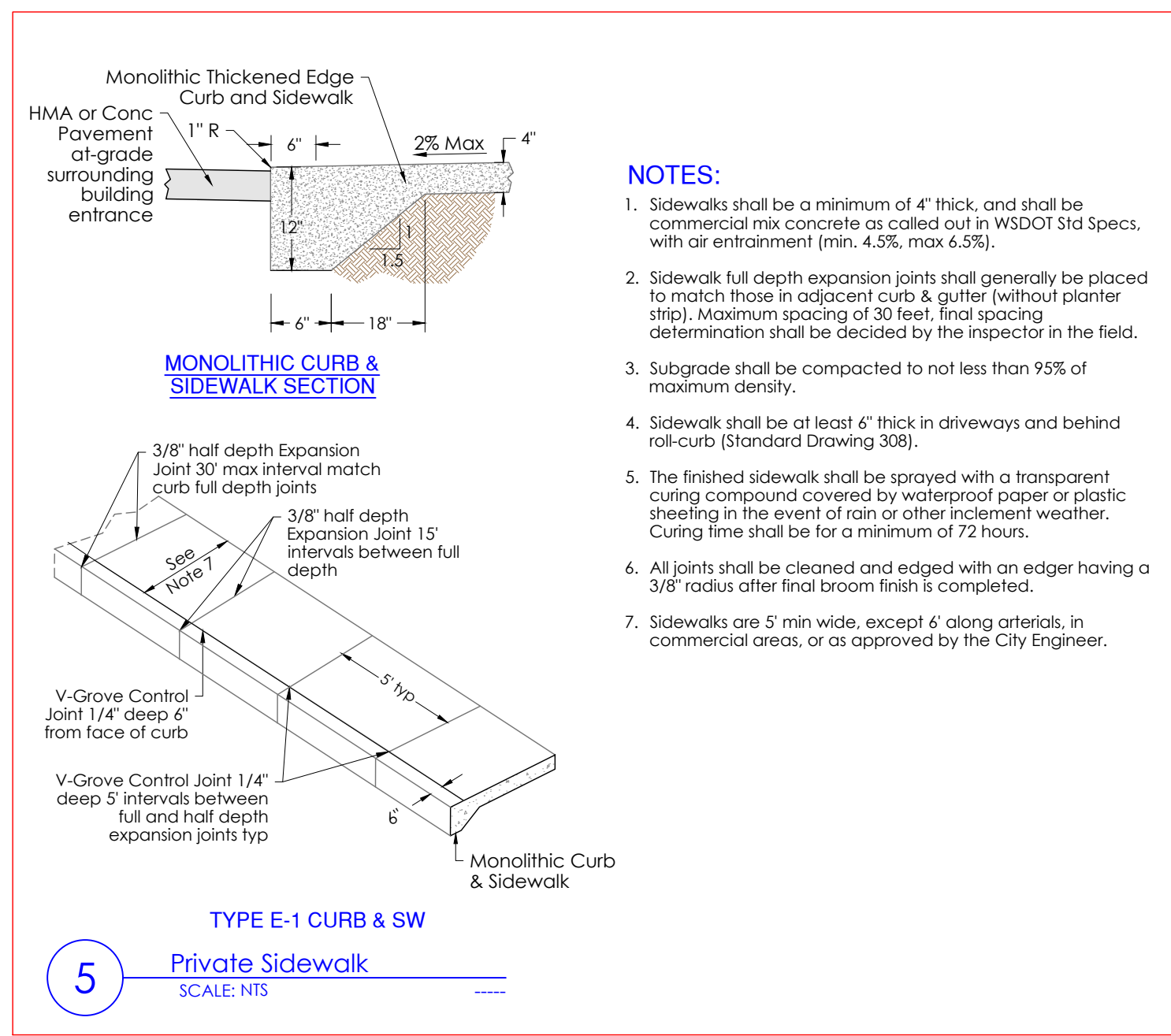
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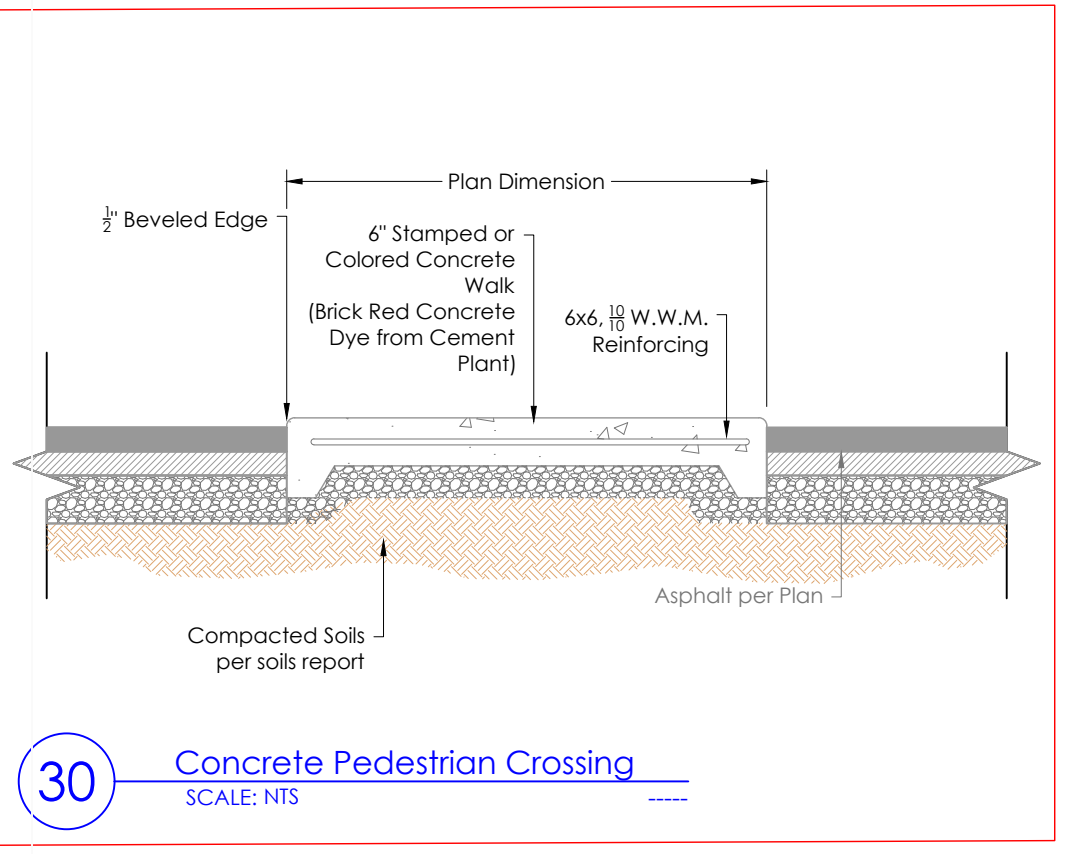
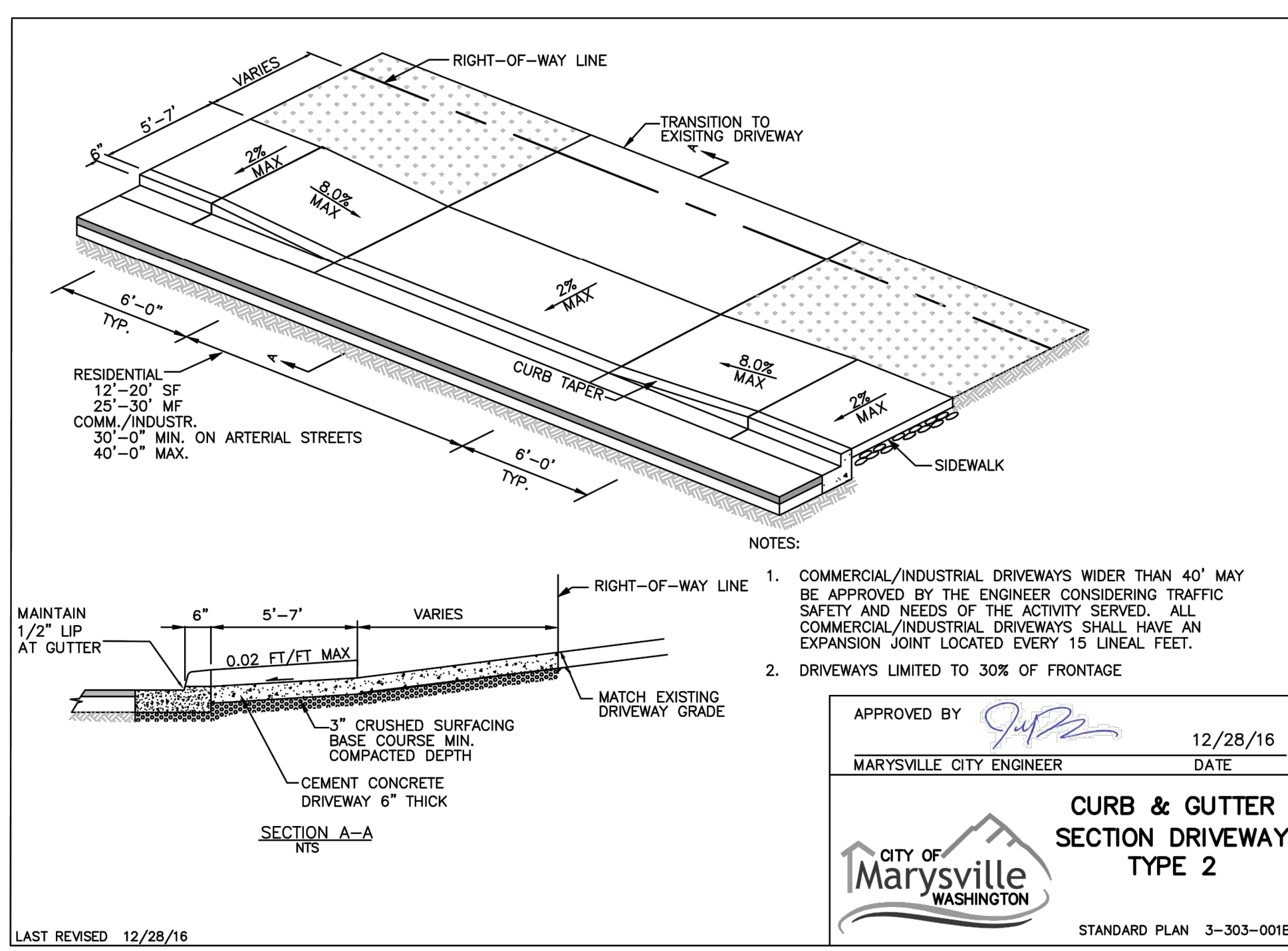
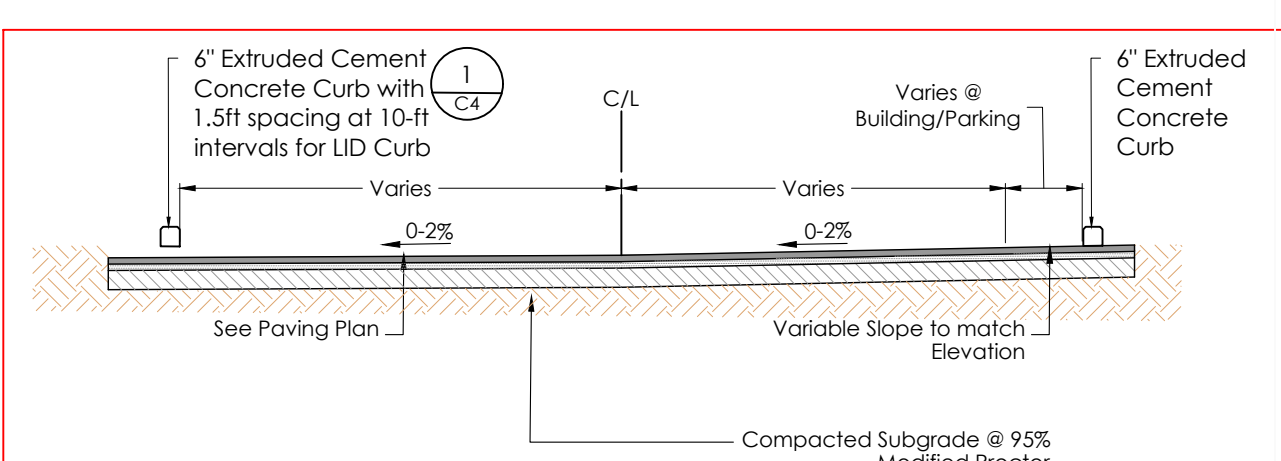
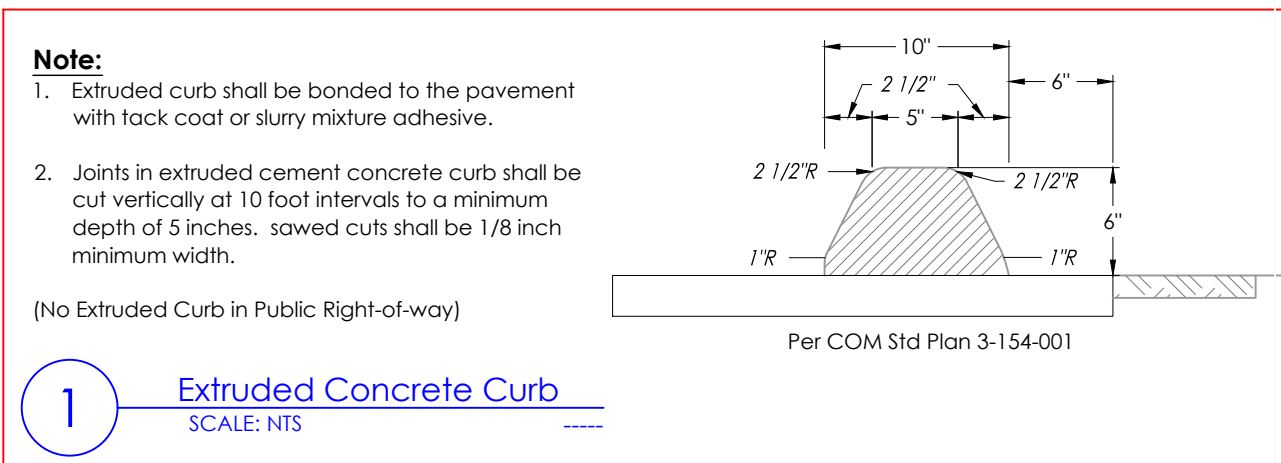
GRADING PLAN

SPOT ELEVATION NOTE: All Spot Elevations should be targeting gutter or bottom of curb.

Scale: 1"=30'



- NOTES:**
- Sidewalks shall be a minimum of 4" thick, and shall be commercial mix concrete as called out in WSDOT Std Specs, with an entrainment (min. 4.5%, max 6.5%).
  - Sidewalk full depth expansion joints shall generally be placed to match those in adjacent curb & gutter (without planter strip). Maximum spacing of 30 feet, final spacing determination shall be decided by the inspector in the field.
  - Subgrade shall be compacted to not less than 95% of maximum density.
  - Sidewalk shall be at least 6" thick in driveways and behind roll-curb (Standard Drawing 308).
  - The finished sidewalk shall be sprayed with a transparent curing compound covered by waterproof paper or plastic sheeting in the event of rain or other inclement weather. Curing time shall be for a minimum of 72 hours.
  - All joints shall be cleaned and edged with an edger having a 3/8" radius after final broom finish is completed.
  - Sidewalks are 5' min wide, except 6' along arterials, in commercial areas, or as approved by the City Engineer.



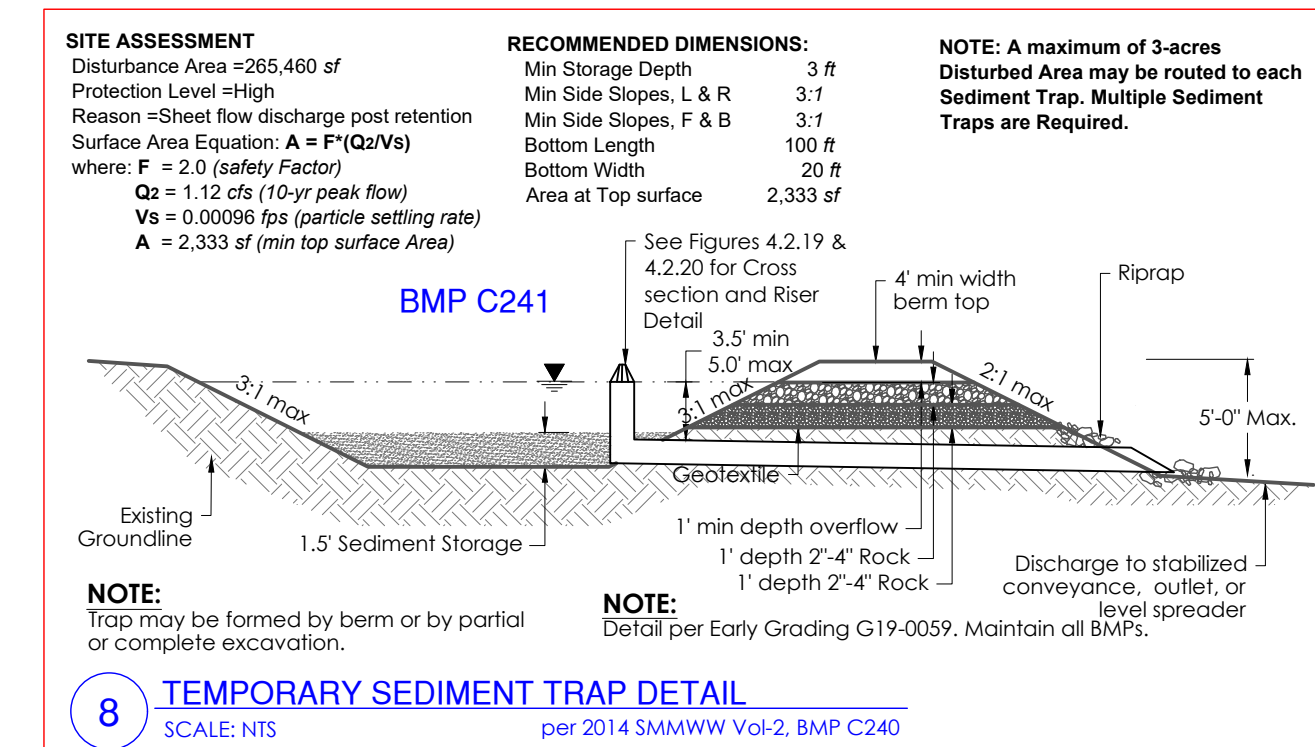
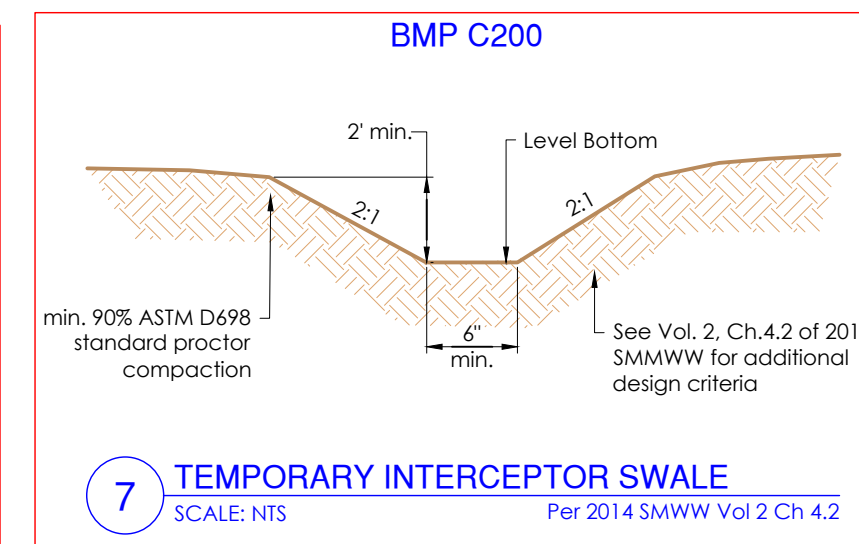
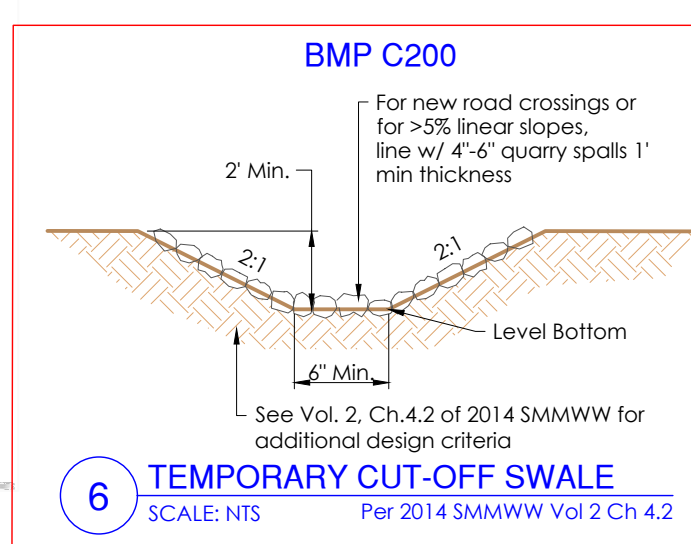
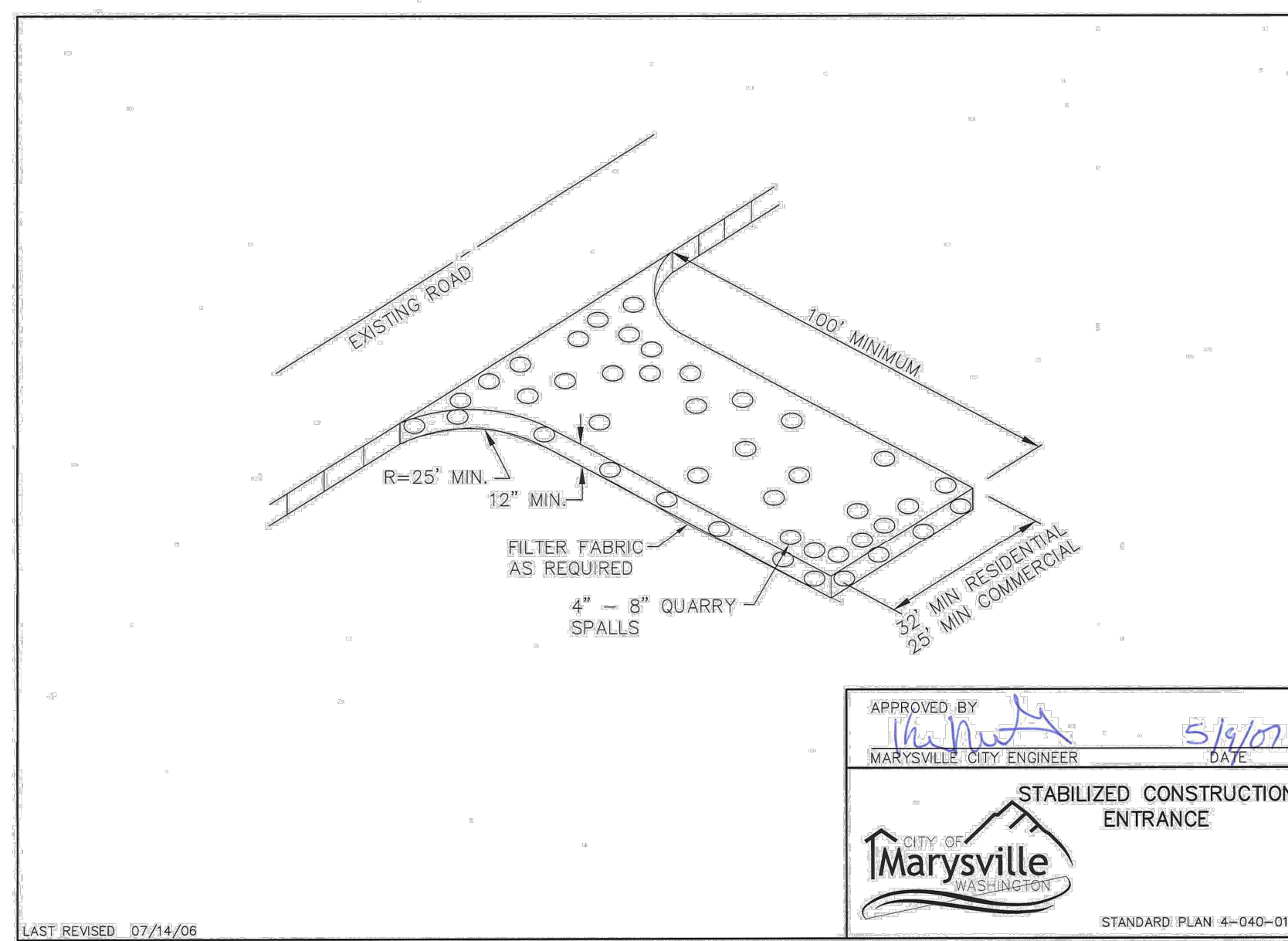
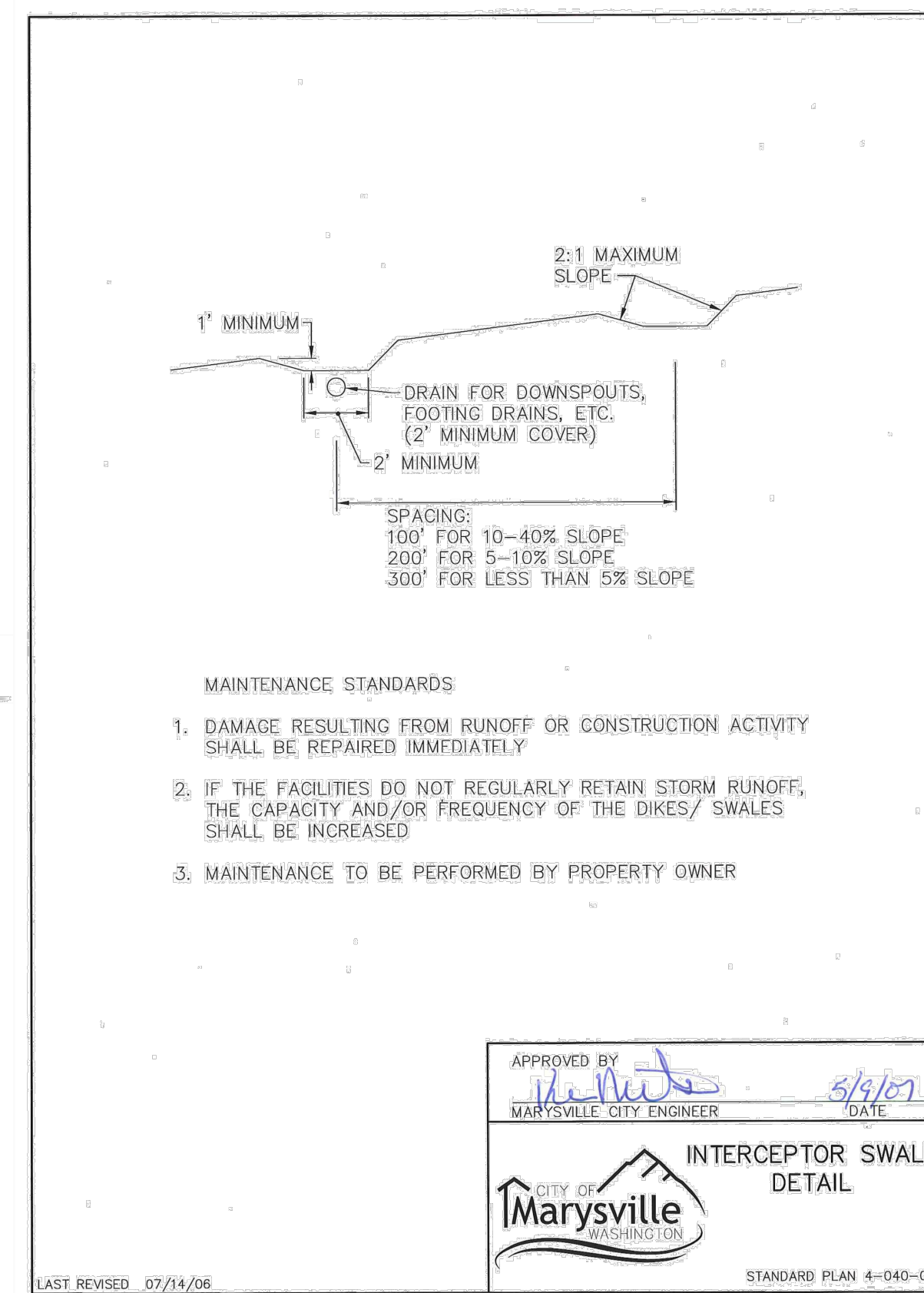
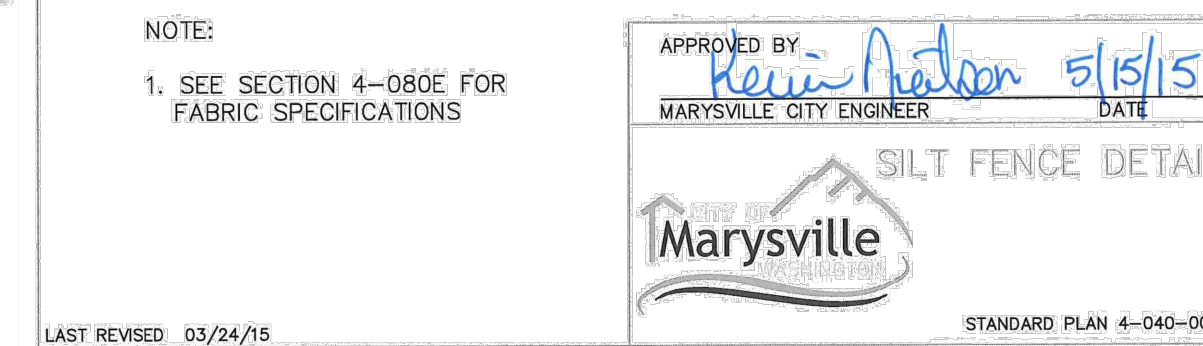
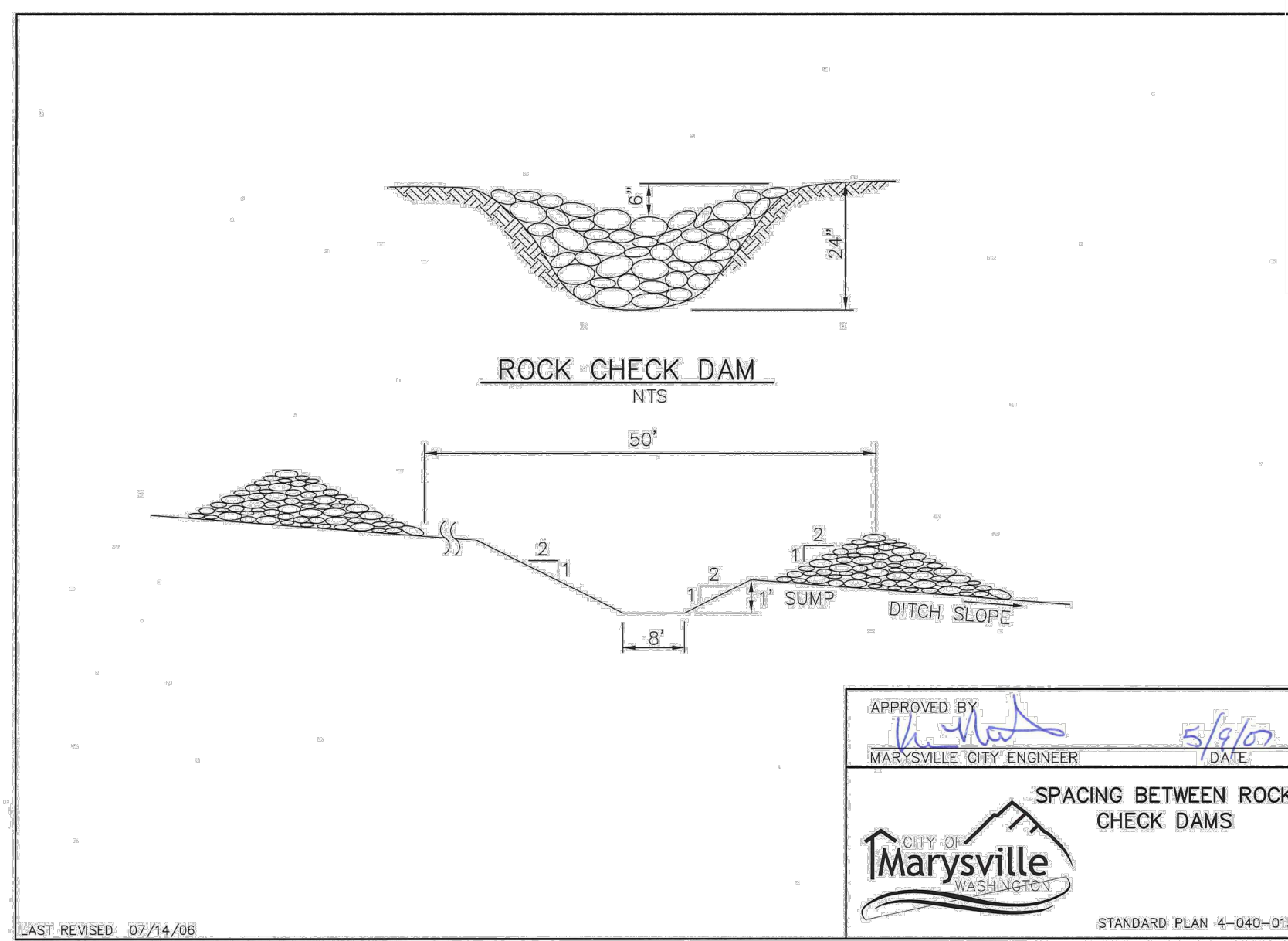
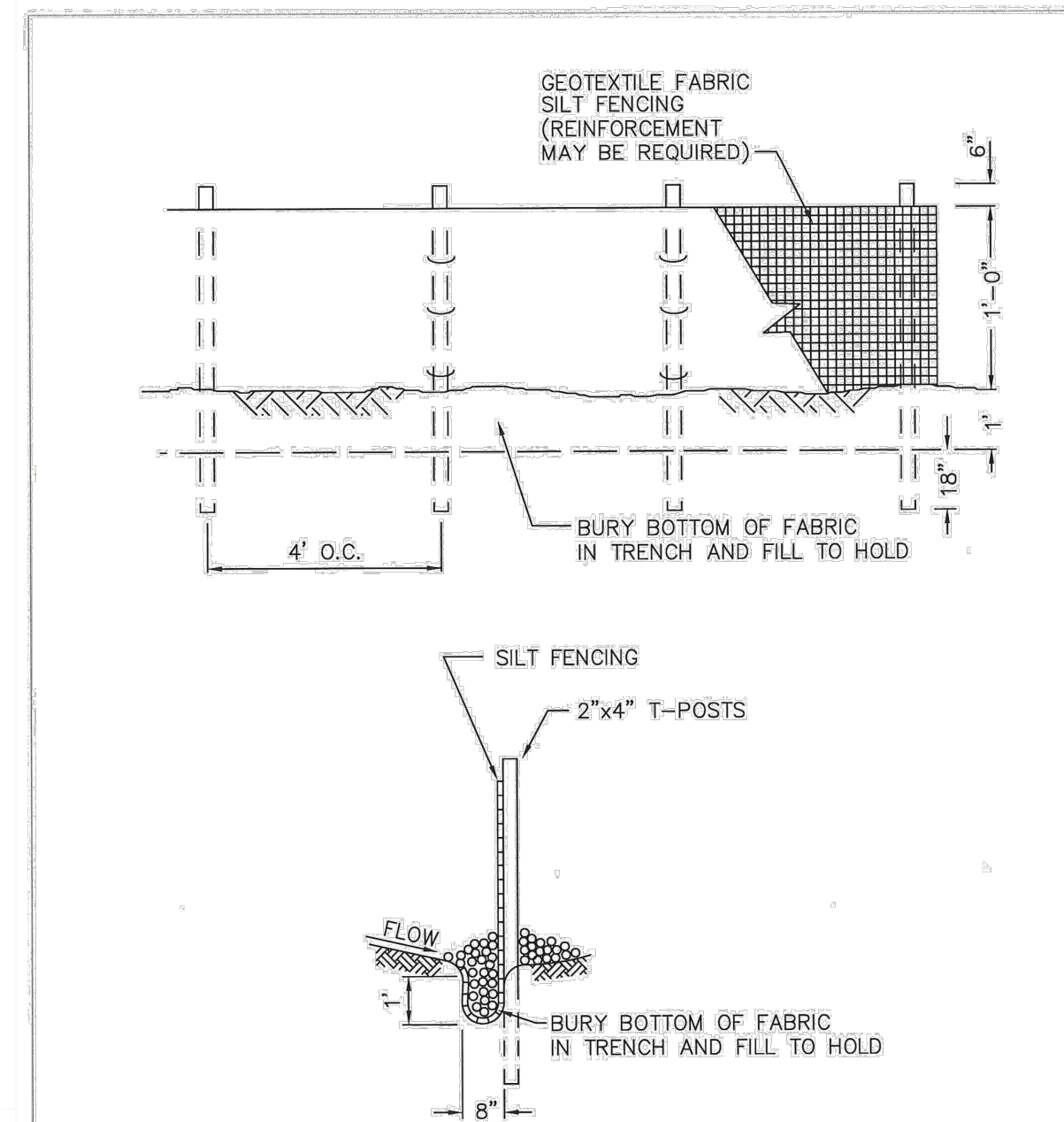
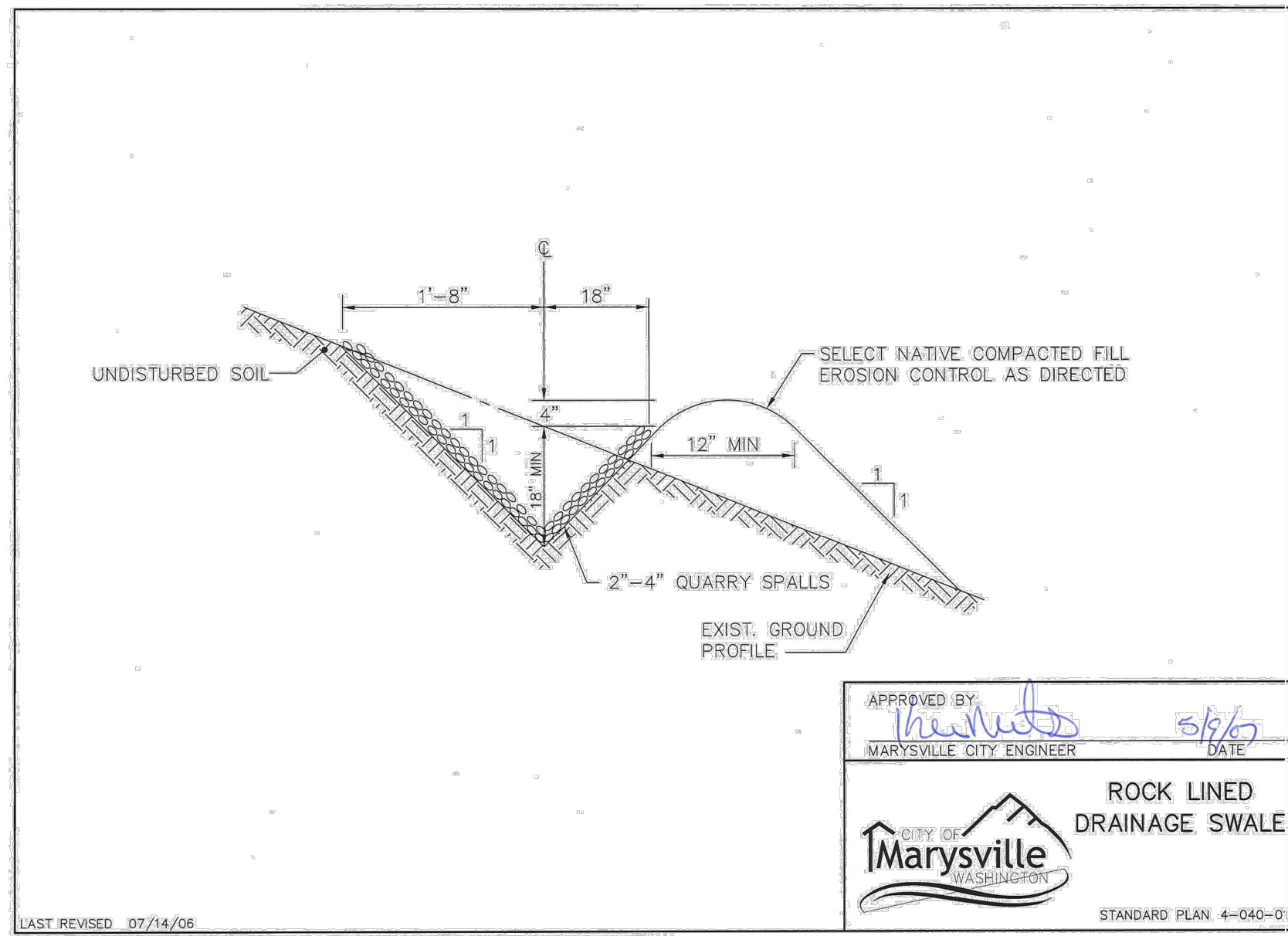
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KEN MCINTYRE, P.E., DEVELOPMENT SERVICES MANAGER

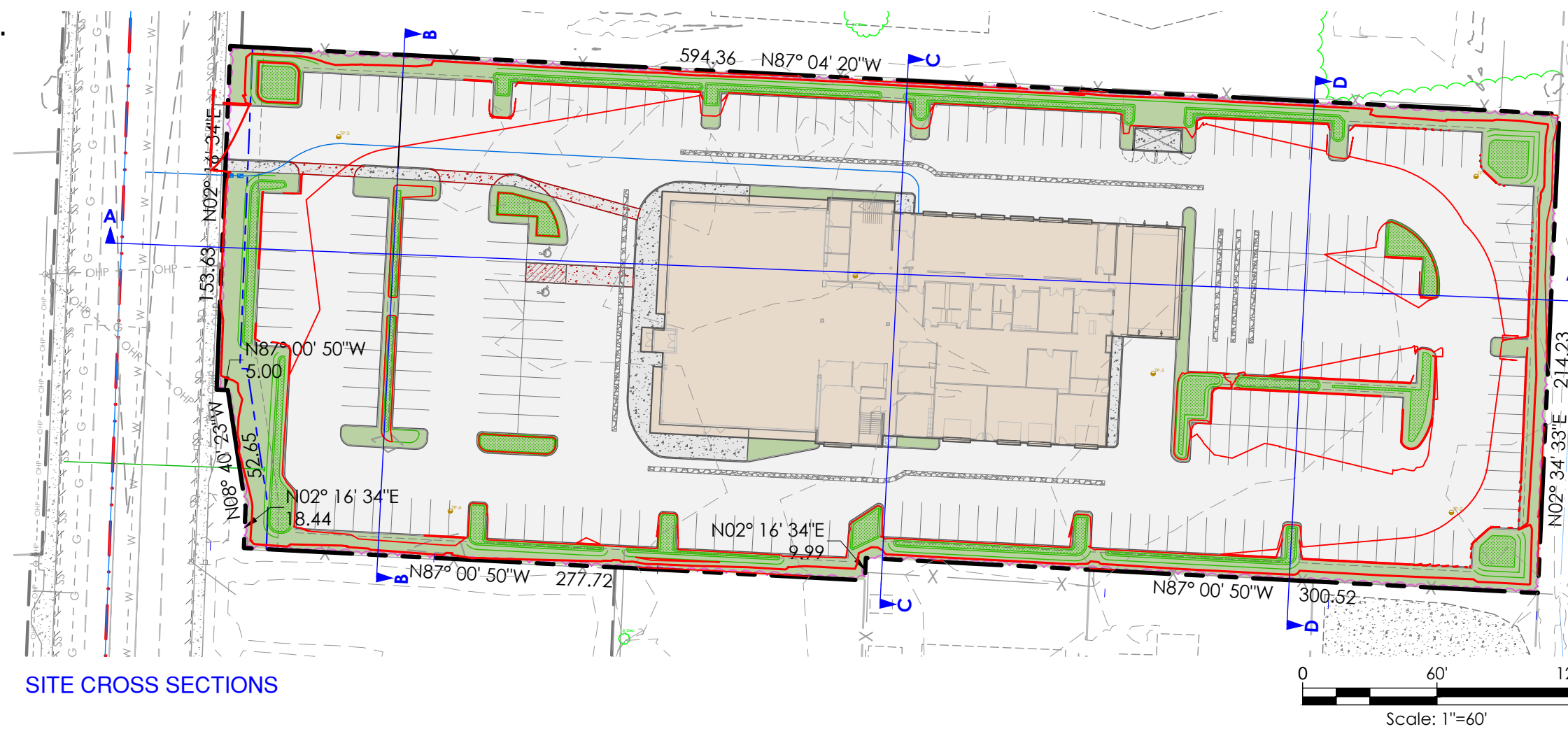
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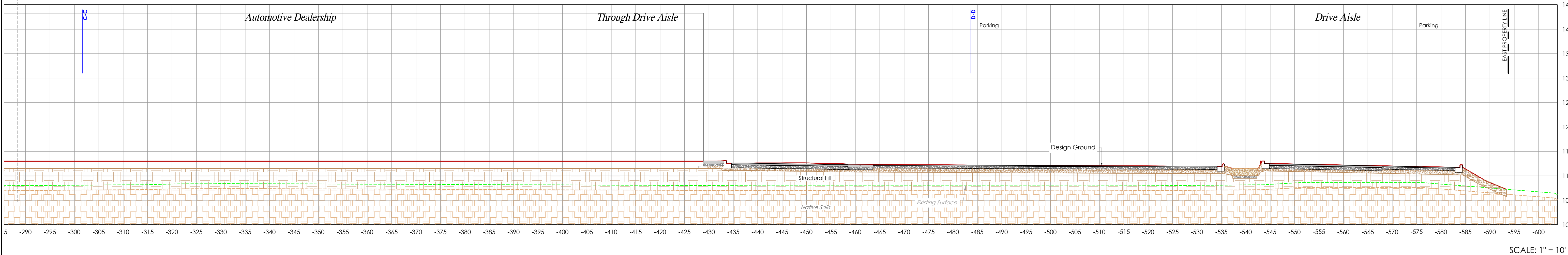
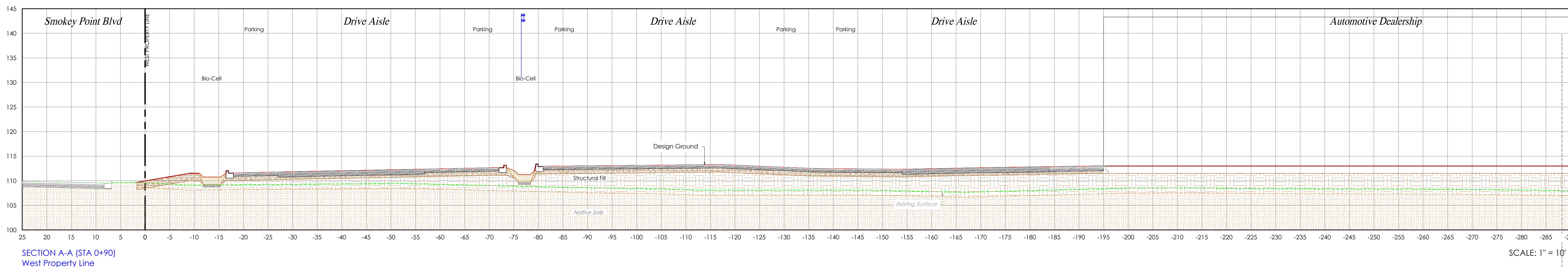


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SITE CROSS SECTIONS



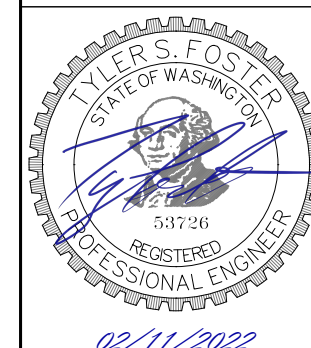
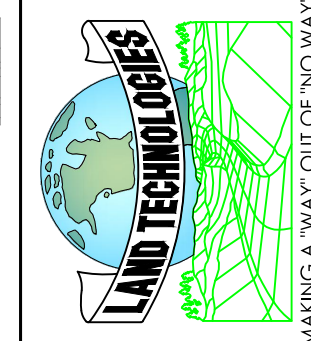
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PROJECT LEAD: *Alexie*  
 CHECKED BY: *Tyler*  
 DRAWN BY: *Megan*  
 DATE: *02/11/2022*  
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 REVISION 2: *-*  
 REVISION 3: *-*  
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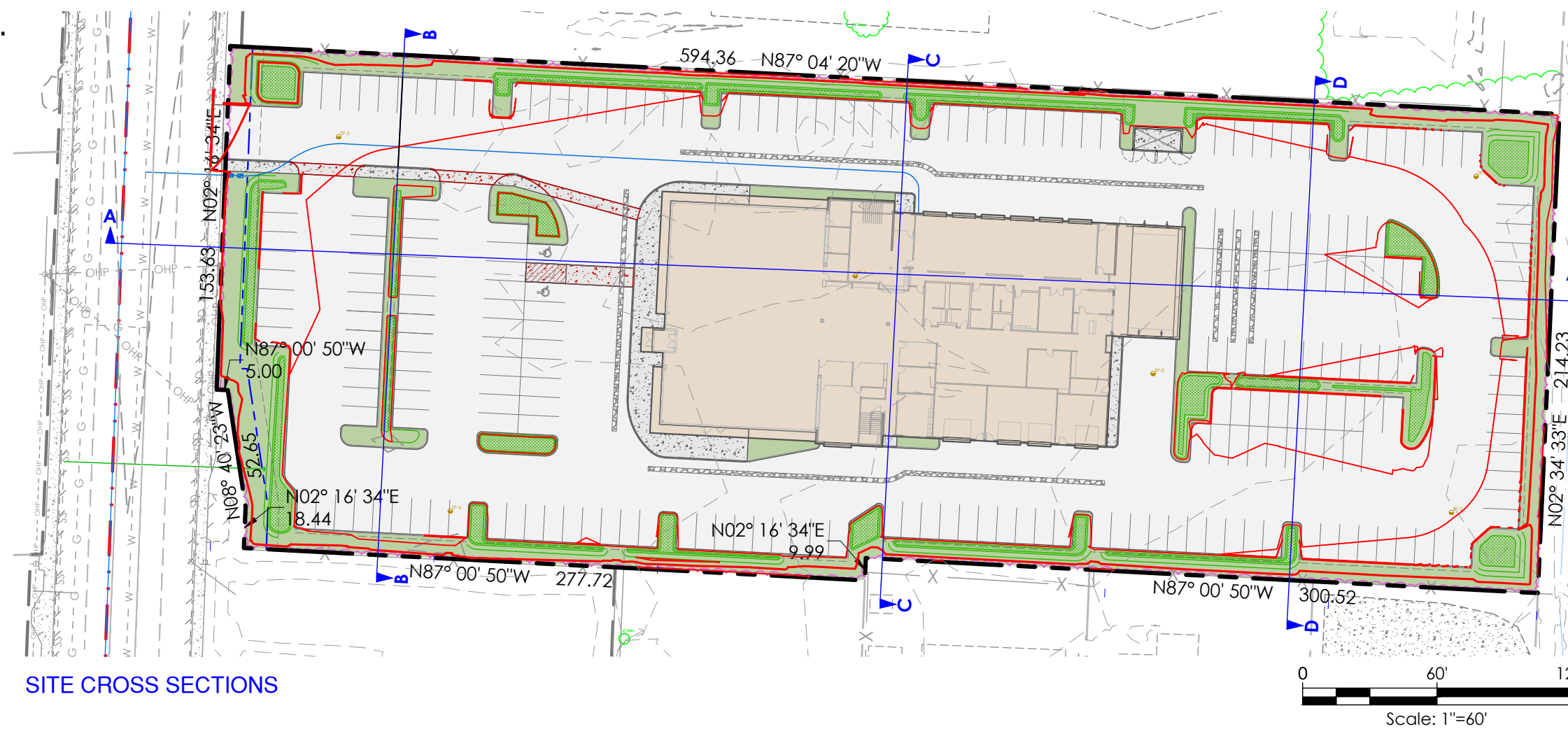
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SHEET  
 C6 of C10

24x36

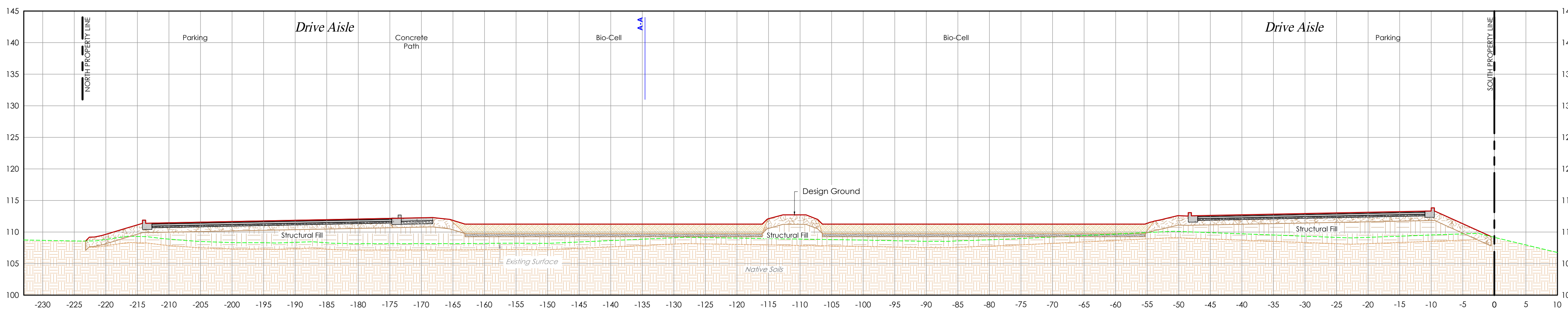
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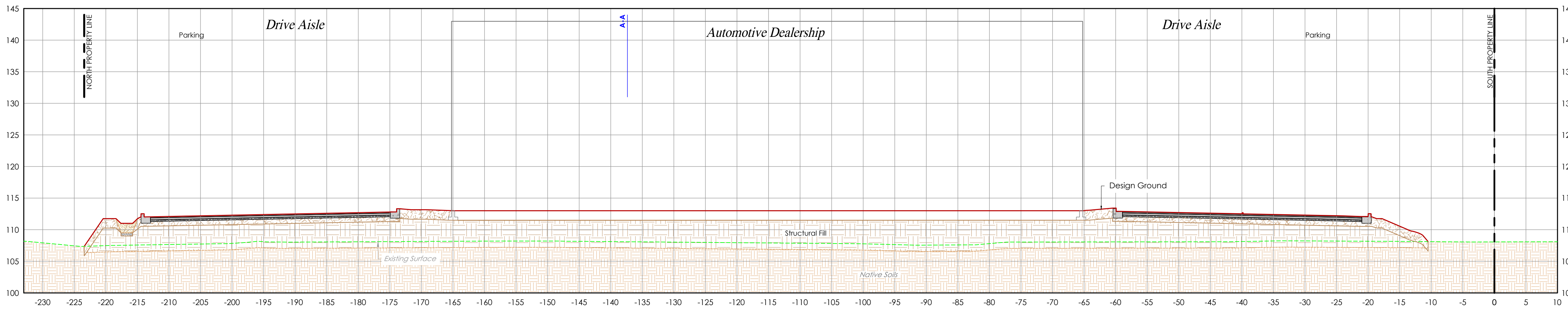
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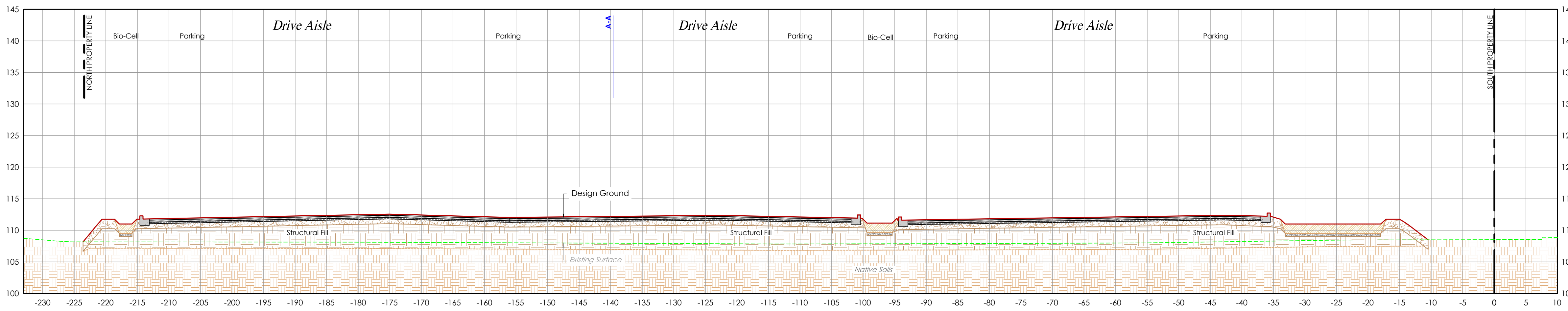
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South Property Line

SCALE: Horz 1" = 10'  
Vert 1" = 10'



SECTION C-C (STA 3+00)  
South Property Line

SCALE: Horz 1" = 10'  
Vert 1" = 10'



SECTION D-D (STA 4+82)  
South Property Line

SCALE: Horz 1" = 10'  
Vert 1" = 10'

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PROJECT LEAD: *Alex*  
CHECKED BY: *Tyler*  
DRAWN BY: *M. Alexander*  
DATE: *02/11/2022*  
REVISION 1: -  
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REVISION 3: -  
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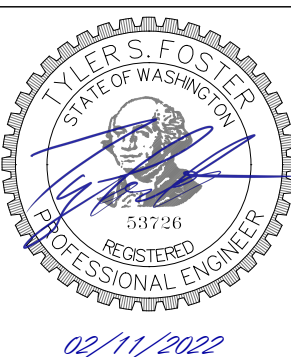
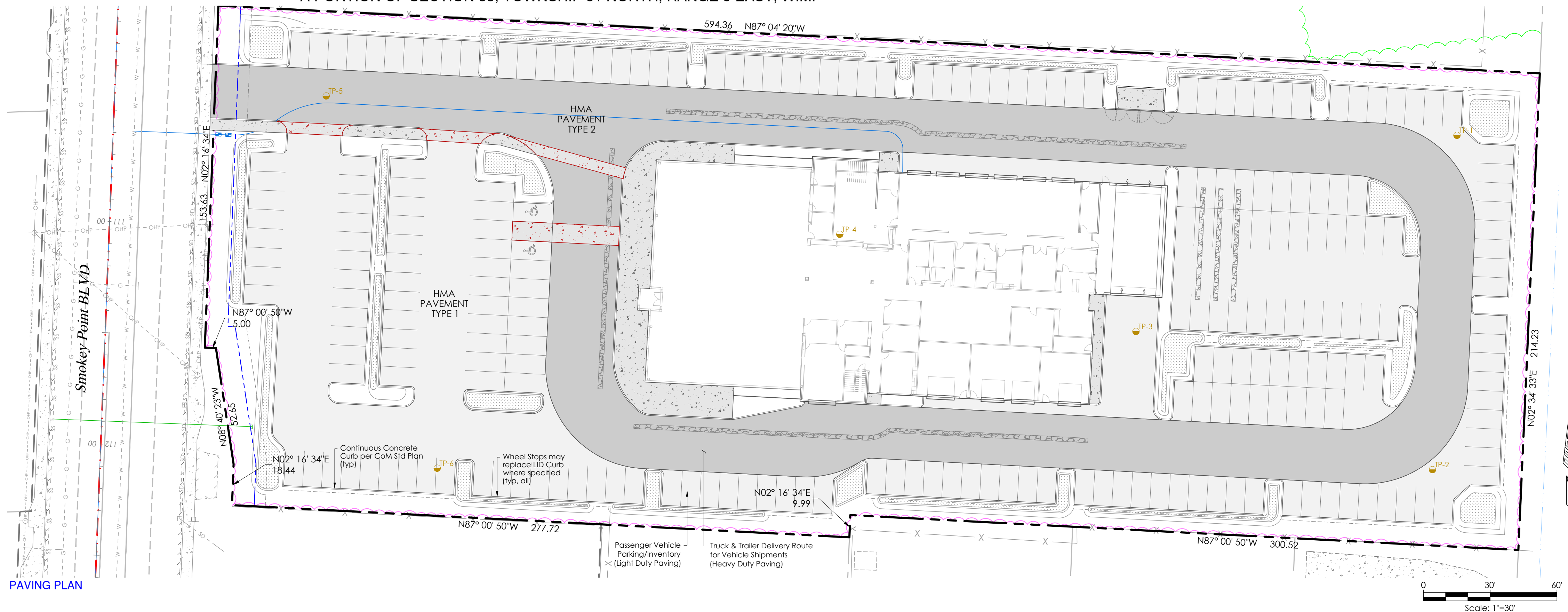
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 DRAWN BY: M. Alex  
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 REVISION 3: -  
 REVISION 4: -  
 AS-BUILT: -

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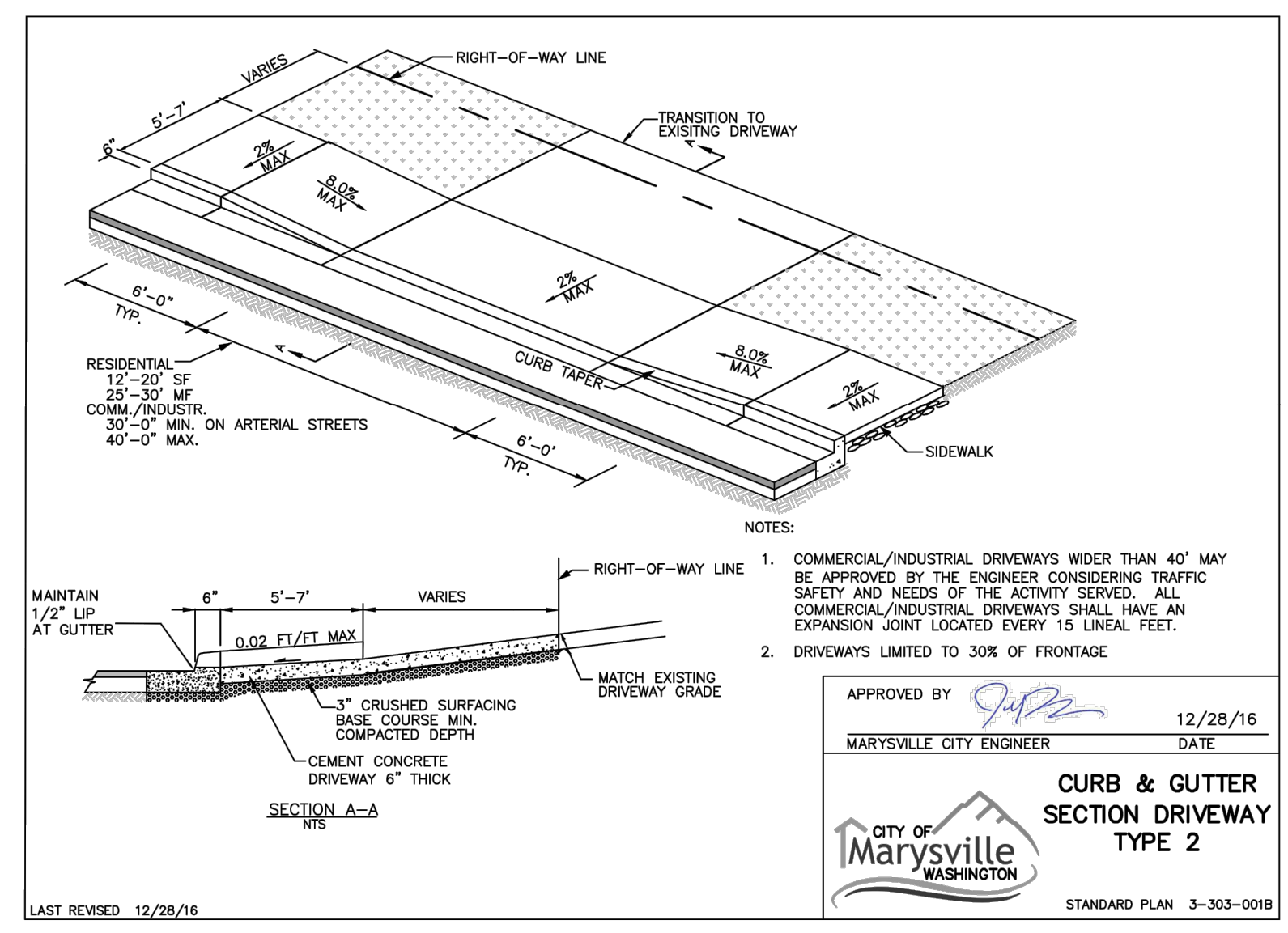
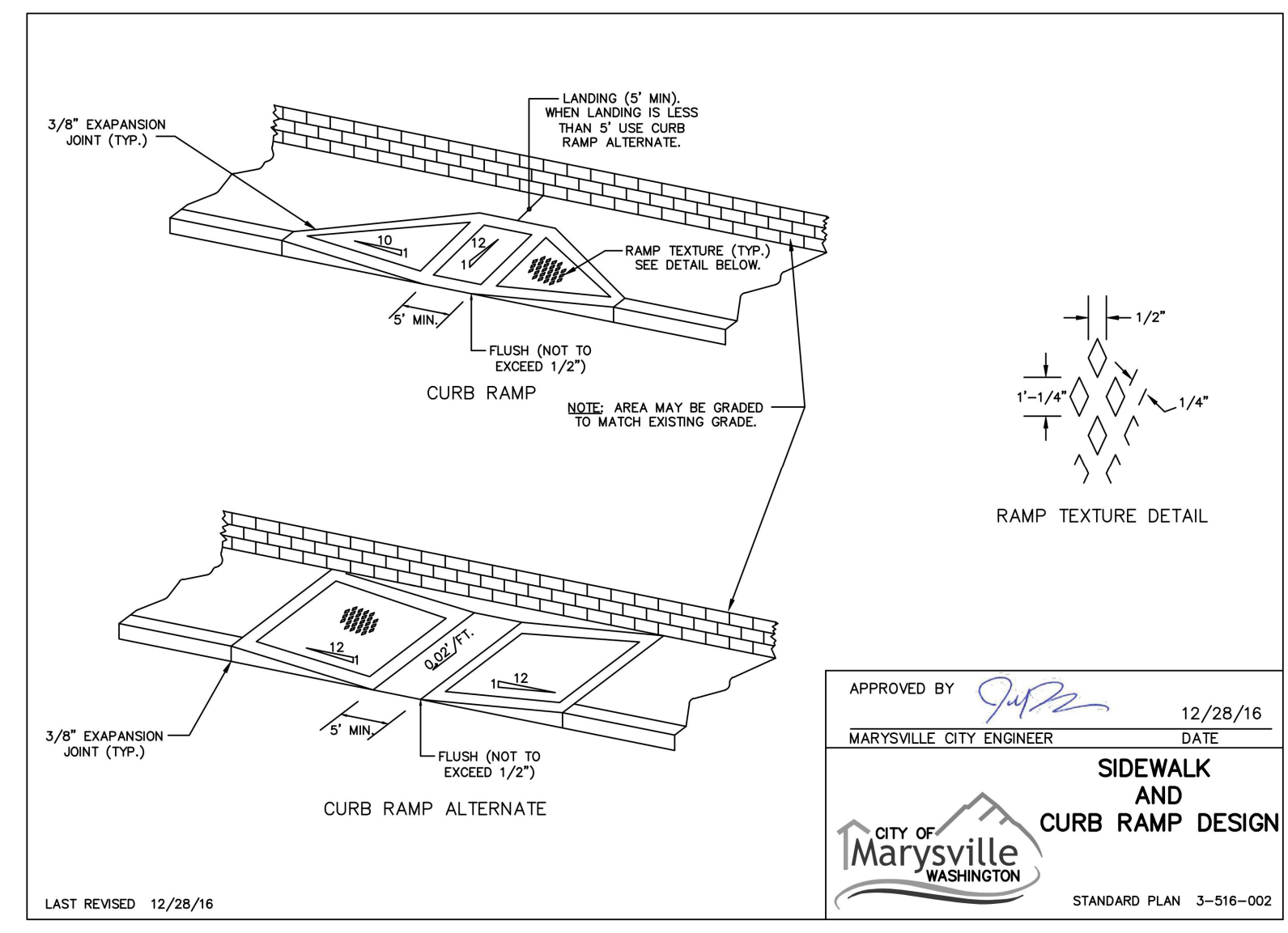
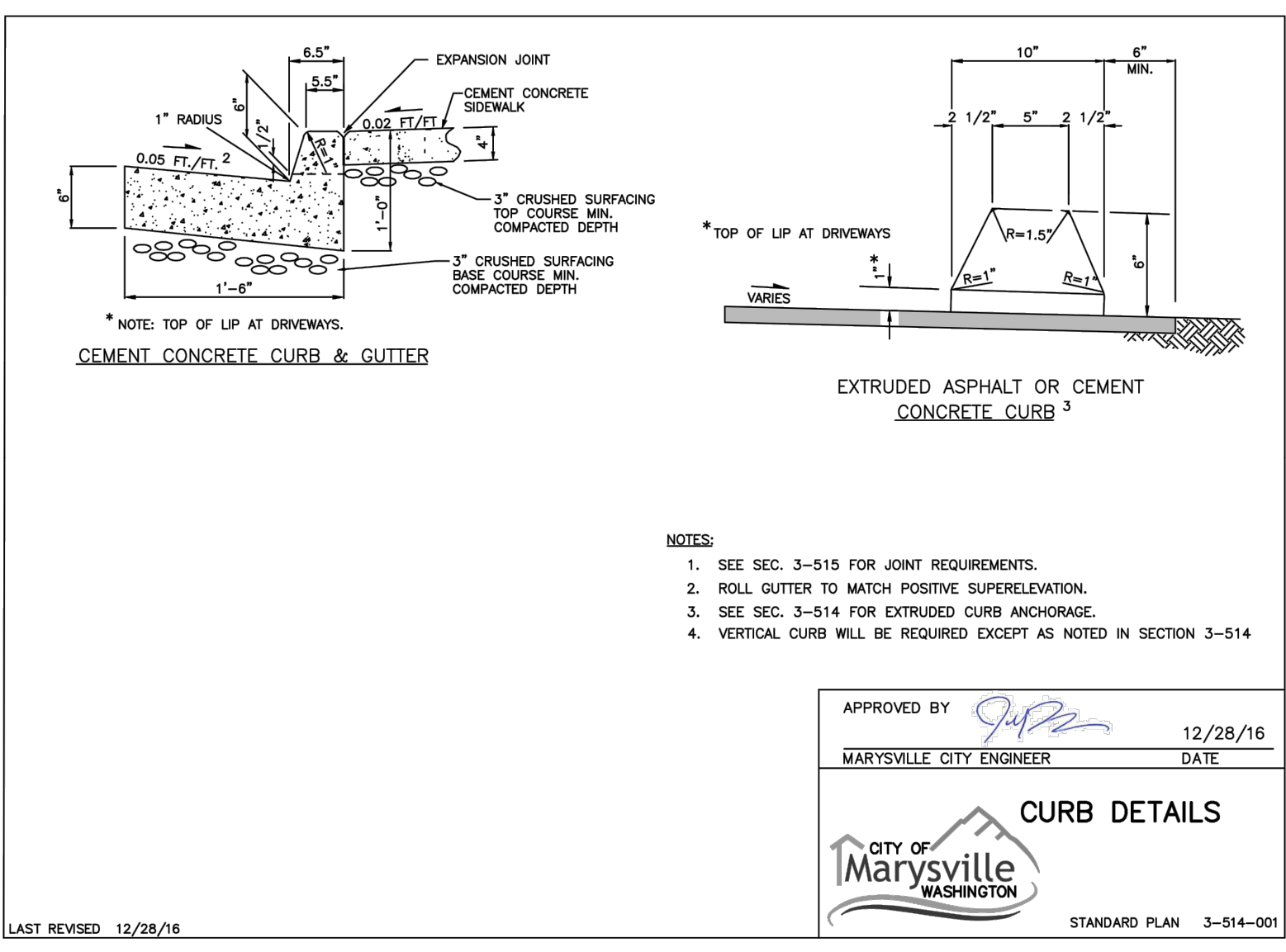
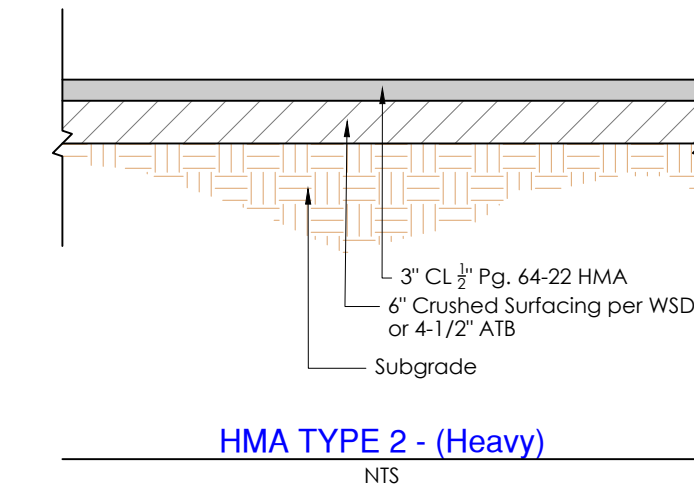
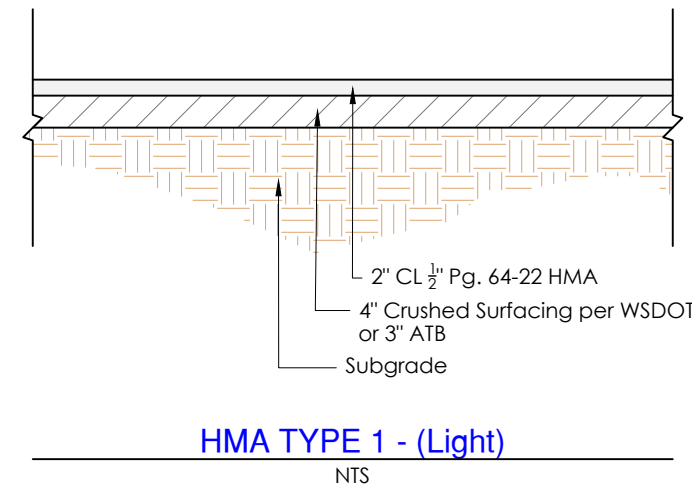
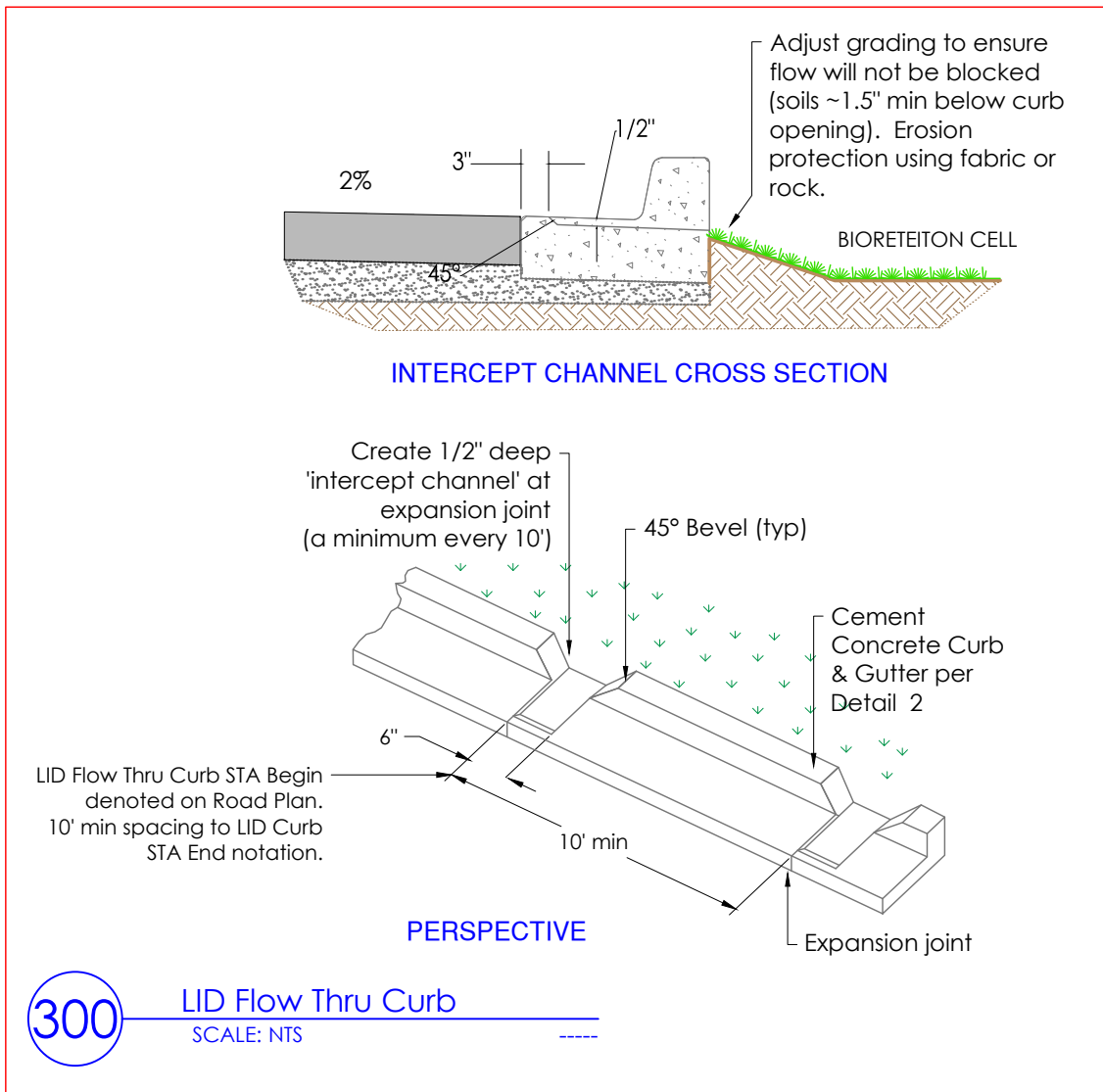
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PAVING PLAN

SHEET  
 C8 of C10

24x36

PA 22-



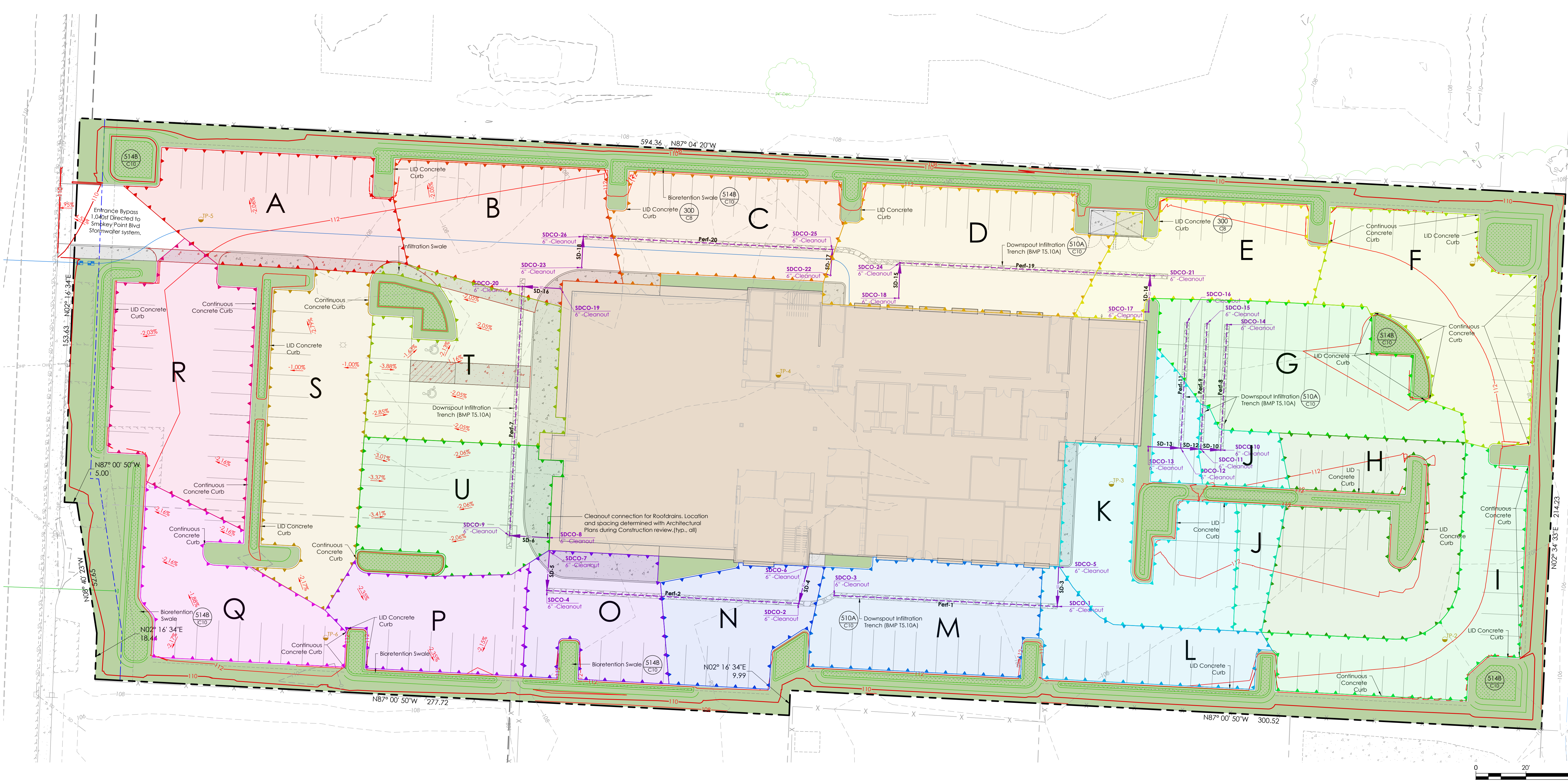
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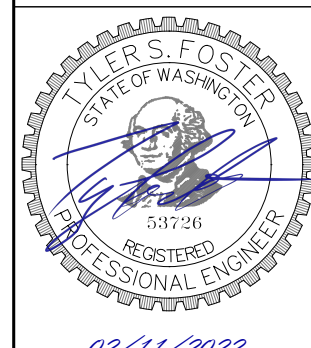
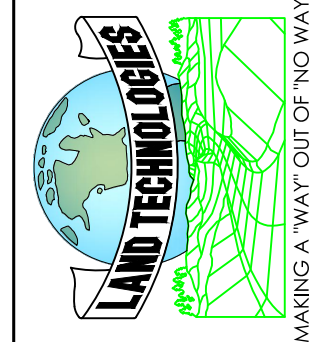
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CHECKED BY: Tyler  
DRAWN BY: Merrick  
DATE: 02/11/2022  
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SHEET  
C9  
of  
C10

24x36

PA 22-

**STORMWATER MANAGEMENT OVERVIEW PLAN**

### BIORETENTION SOIL MEDIA PROCEDURE NOTE:

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

#### Default Bioretention Soil Media

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

#### Mineral Aggregate

Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

#### Aggregate Gradation

The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:

Table with 2 columns: Sieve Size, Percent Passing. Values range from 3/8" (100%) to #200 (2-5%).

#### Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity

- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35-40 percent compost.
Organic matter content: 5 - 8 percent by weight.
Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil.

#### Compost

To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.

- Meets the definition of "composted materials" in WAC 173-350-220.
Produced at a composting facility permitted by the WA Department of Ecology.
The compost product must originate a minimum of 65 percent by volume from recycled plant waste.

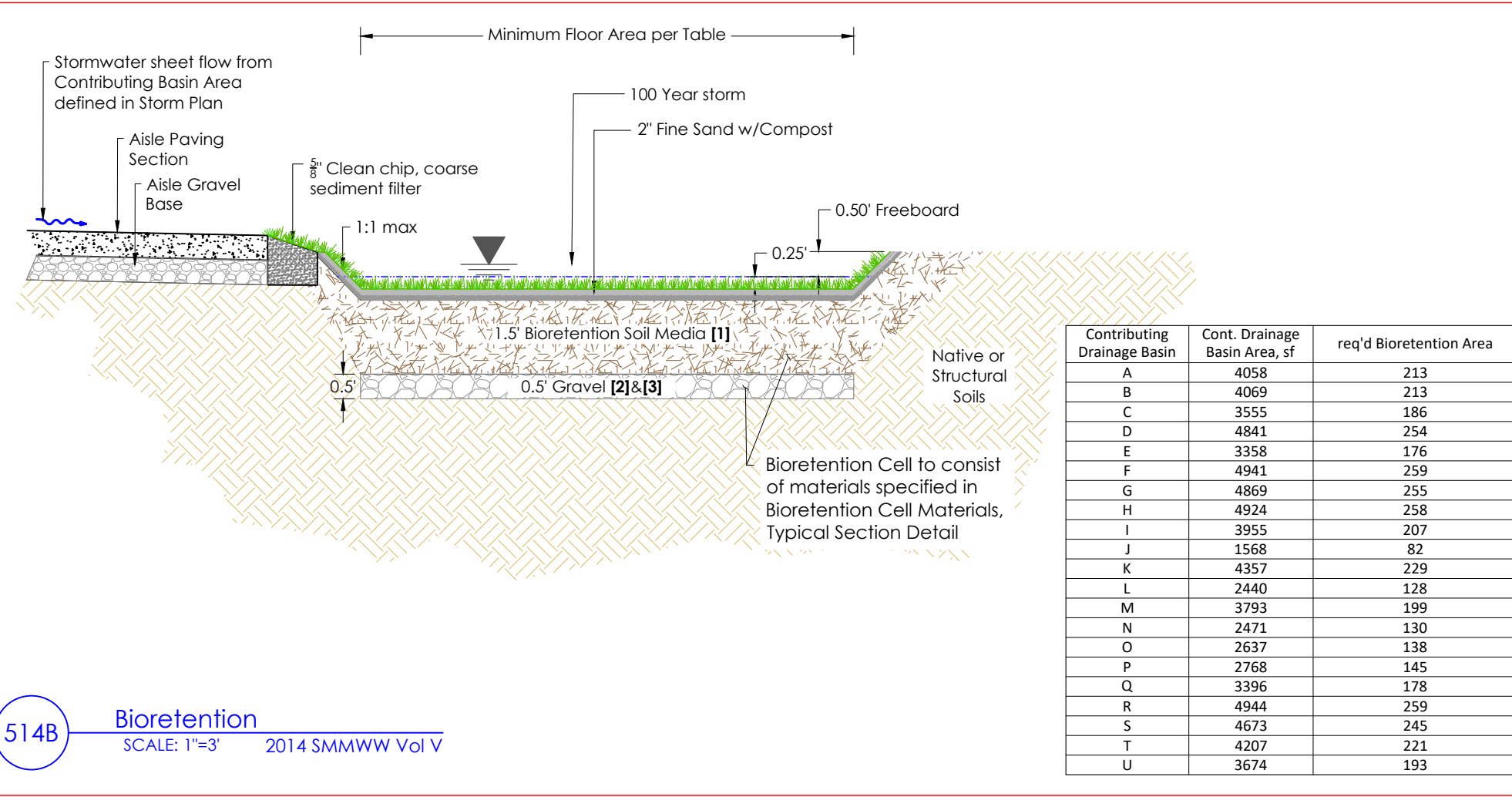
### Design Criteria for Custom Bioretention Soil Mixes

- CEC >= 5 meq/100 grams of dry soil; USEPA 9081
pH between 5.5 and 7.0
5 - 8 percent organic matter content before and after the saturated hydraulic conductivity test.
Measured (initial) saturated hydraulic conductivity of less than 12 inches per hour.

Infiltration rates for the initial placement of Bioretention Soil Media to be within 4 to 12 inches per hour to ensure vegetation survival.

### 730 Bioretention Soil Media Specifications

SCALE: NTS 2014 SMMWW Vol. V



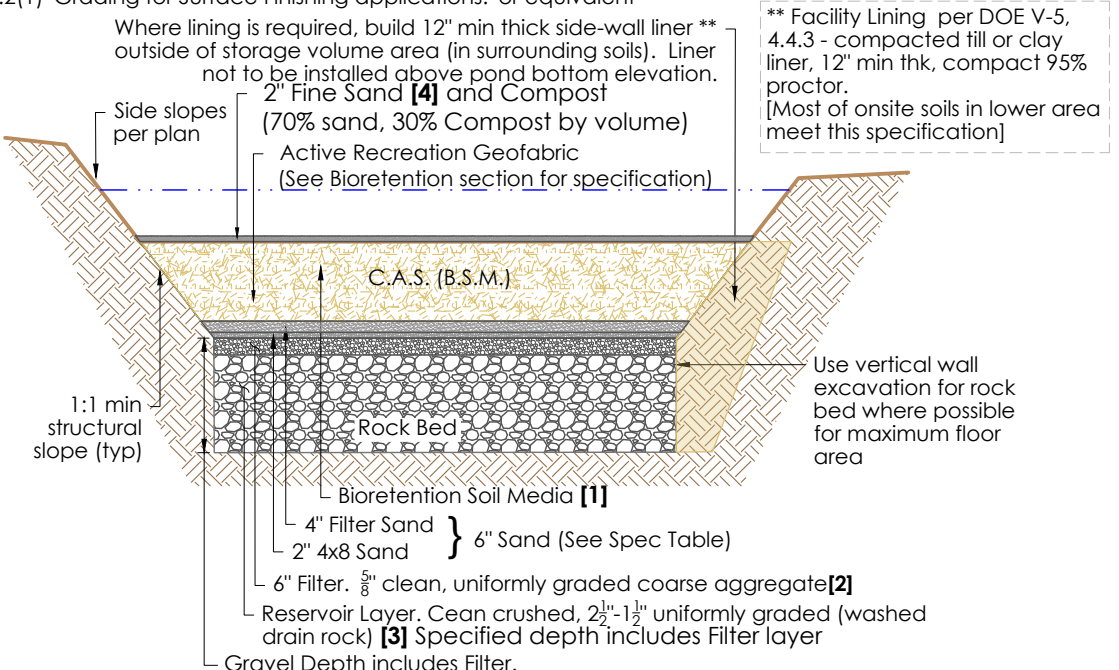
514B Bioretention SCALE: 1"=3' 2014 SMMWW Vol. V

### NOTES

- Soils per Bioretention Soil Media detail. Mix to be certified prior to placement. Compact to 80% proctor.
Uniformly graded coarse aggregate WSDOT spec 9-03.1(4)C crushed washed stone - AASHTO size number 47, (or equivalent)
Uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, WSDOT spec 9-03.12(5) Gravel Backfill for Drywells, (or equivalent)
Fine Sand, WSDOT spec 9-03.2(1) Grading for Surface Finishing applications, or equivalent

Filter Sand Specification Table with columns: U.S. Sieve Number, Percent Passing. Values range from #4 (95-100%) to #200 (<1%).

4x8 Sand Specification Table with columns: U.S. Sieve Number, Percent Passing. Values range from 3/8" (100%) to #200 (wet sieve) (0-0.5%).



514 Bioretention Material Specifications SCALE: NTS

### Design Criteria:

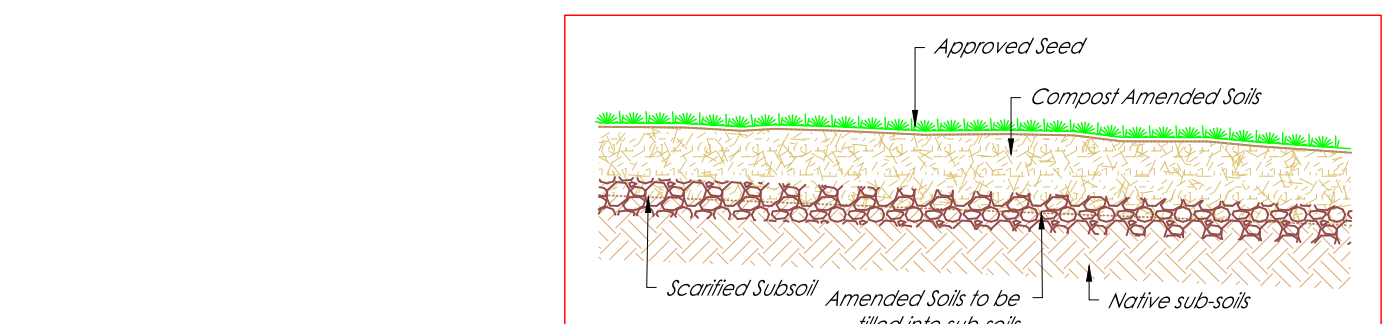
- Soil retention: The duff layer and native topsoil should be retained in an undisturbed state to the maximum extent practicable.
Soil quality: The resulting soil should be conducive to the type of vegetation to be established.
Planting beds must be mulched with 2 inches of organic material.

### Implementation Options:

- Option 1: Leave native soil undisturbed, and protect from compaction during construction.
Option 2: Amend disturbed soil according to the following procedures:
Option 3: Disturbed Soil.
Option 4: Import topsoil mix with 10% min soil organic matter content.

### NOTE:

All yards, landscape areas, or disturbed areas to receive 18 inches of Compost Amended Soils meeting the criteria of BMP 15.13.



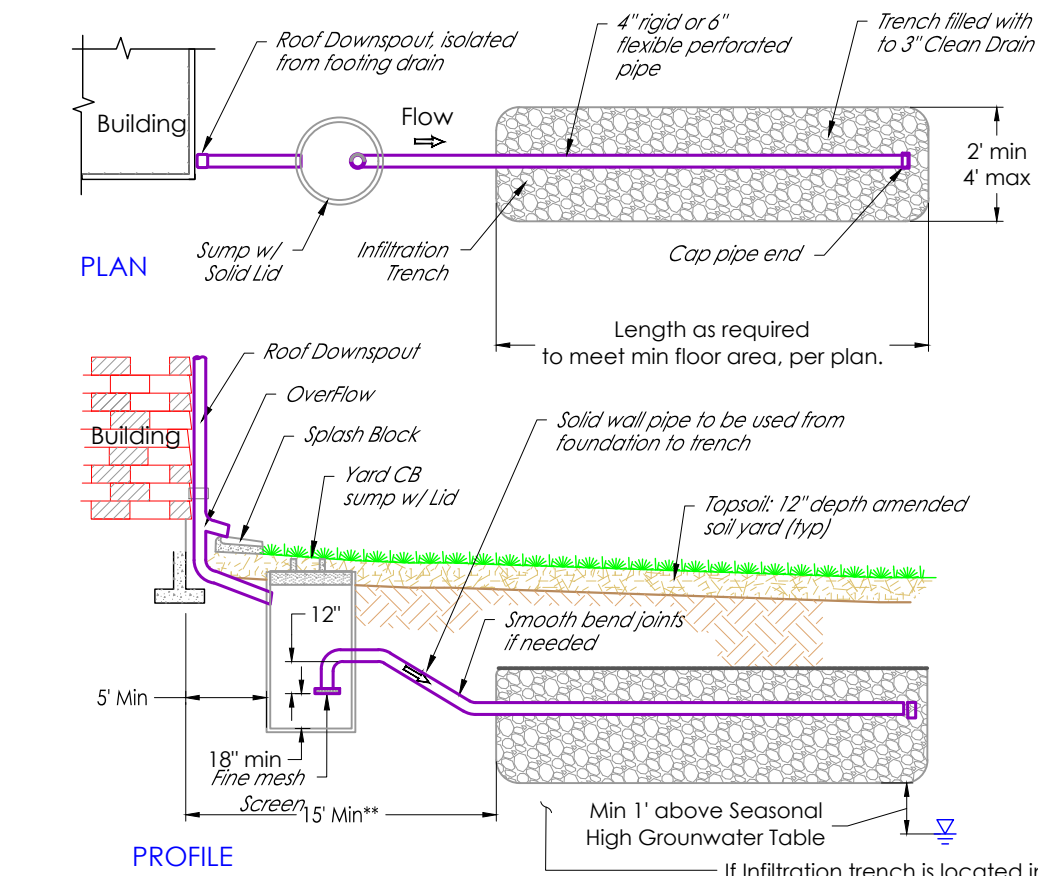
513 Post-Construction Soil Quality + Depth (BMP 15.13) SCALE: NTS 2014 SMMWW Vol. 5

### Installation Criteria for NPGIS Infiltration Trenches

- Maximum length of trench is 100 feet from inlet sump.
Minimum spacing between trench outer edges is 4 feet.
Filter fabric required over the drain rock prior to backfilling.

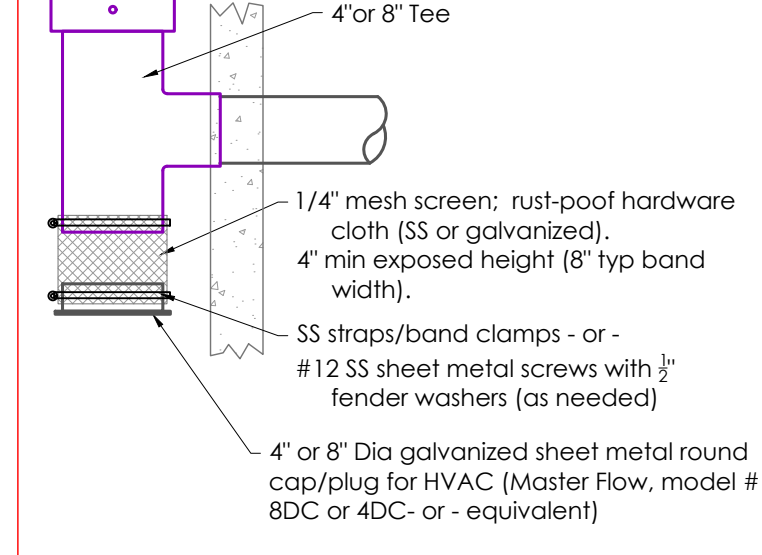
### \*\*Setback Note:

10' min. setback for slab foundations 15' min. default setback for wall foundations All setbacks subject to geotechnical approval.



510A Downspout Infiltration Trench (BMP 15.10A) SCALE: NTS 2014 SMMWW Vol. 3

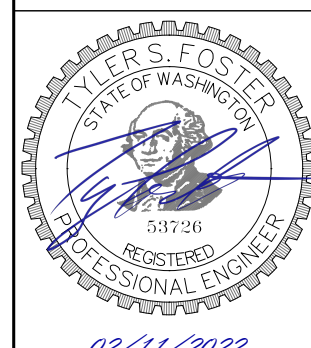
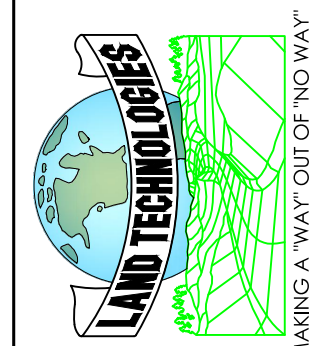
### Removable CAP with 1/2" Vents



51 Debris Screen SCALE: NTS ©2022 Land Technologies, Inc.

### CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER...



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